



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

# **Proposed Housing Strategy 2019**

**Submissions Received  
including  
Additional Information tabled  
to Submissions 3, 28, 29 and 36**

**From:** [Whanganui District Council](mailto:judeterry@xtra.co.nz)  
**To:** [judeterry@xtra.co.nz](mailto:judeterry@xtra.co.nz)  
**Subject:** Policy Submission Acknowledgment - Submission: Proposed Housing Strategy  
**Date:** Monday, 27 May 2019 1:10:59 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	244051310195827
First name	Judy
Last name	McIntyre
Email address	judeterry@xtra.co.nz
Postal address	350 SOMME PARADE ARAMOHO WHANGANUI 4500
Daytime phone number	027 245 4466
Organisation name	Judy McIntyre
Your role	Health promoter
Have you submitted to the Whanganui District Council before?	Yes
Gender	Female
Age group	50 - 59 years
Ethnicity	NZ European
Would you be interested in being involved in further consultation	No

opportunities with Council?	
<b>Key Issues</b>	
<b>VISION</b>	
<b>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?</b> (please page 1 of the strategy)	Strongly agree
<b>GOALS AND OUTCOMES</b>	
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
<b>1. Whanganui's housing systems and infrastructure function well</b>	Strongly agree
<b>2. Whanganui's homes are good quality and future-proofed</b>	Strongly agree
<b>3. Whanganui's homes meet the needs our people</b>	Strongly agree
<b>4. Whanganui's housing network supports united, thriving and connected communities</b>	Strongly agree
<b>STRATEGIES</b>	
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
<b>Strategies for What we're doing to develop our housing</b>	Agree
<b>Strategies for What we're doing to make sure we have the right housing stock</b>	Agree
<b>Strategies for What we're doing to provide a variety of housing opportunities</b>	Strongly agree

<b>Strategies for What we're doing to encourage safe, vibrant and resilient communities</b>	Agree
<b>OVERALL</b>	
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	<p>The strategy needs to more strongly state its role in keeping families together or reconnecting them. Many years ago in Whanganui my aunty had a small prefab unit located onto her section for her mother to live in. It was a council funded scheme with the council providing the building and my aunty taking care of it. I think in the original scheme the unit was supposed to be removed when her mother no longer needed it ie she passed away. It is however still on the property today and still being used for those in need. A scheme like this is a win win arrangement. My grandmother was able to remain independent but stay connected to her family and as she grew older and more frail she was looked after by family. My aunty would not have been able to afford to build such a unit but she could afford maintain one. The council could consider offering prefabs to families who want to keep their family at home. I always thought this was a successful, creative way of providing housing and keeping families together.</p>
Supporting documents	File(s) not provided
I would like to speak in support of my submission	No



Jennifer Gaskin

**From:** Whanganui District Council <noreply@whanganui.govt.nz>  
**Sent:** Thursday, 30 May 2019 12:29 PM  
**To:** mcfadyenj@slingshot.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	549051229190030
First name	Joanne
Last name	McFadyen
Email address	mcfadyenj@slingshot.co.nz
Postal address	
Daytime phone number	
Organisation name	
Your role	
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 opportunities with Council?	Yes

Key Issues	
<b>VISION</b>	
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
<b>GOALS AND OUTCOMES</b>	
Do you agree with the goals and outcomes for each of the strategy's key outcome areas? (please see page 10 of the strategy)	
<b>1. Whanganui's housing systems and infrastructure function well</b>	Agree
<b>2. Whanganui's homes are good quality and future-proofed</b>	Agree
<b>3. Whanganui's homes meet the needs our people</b>	Strongly agree
<b>4. Whanganui's housing network supports united, thriving and connected communities</b>	Strongly agree
<b>STRATEGIES</b>	
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)	
<b>Strategies for What we're doing to develop our housing</b>	Agree
<b>Strategies for What we're doing to make sure we have the right housing stock</b>	Agree
<b>Strategies for What we're doing to provide a variety of housing opportunities</b>	Agree

Strategies for What we're doing to encourage safe, vibrant and resilient communities	Agree
<b>OVERALL</b>	
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	<p>3.3 and 3.4 need to include making it easier for property owners to host tiny houses on their properties such as tiny house villages and to allow tiny house owners to permanently locate their tiny houses on their own properties. Tiny houses are a great solution for many people who are unable to afford to buy/rent houses, elderly people wanting to live on their children's property and for young families just starting out. Tiny houses are usually designed to be self-sufficient or low 'footprint' and often built to incredibly high standards for aesthetics, insulation and efficiency utilising technology and 'future proofing'. Tiny houses encourage social/community/collective living. Landowners ought to be allowed to utilise unused portions of their land to lease to a tiny house owner or install themselves, if they meet hygiene/safety standards. This allows more 'housing infill'. If Whanganui District Council truly want to be 'innovative' in solving the housing crisis in our district this would be an innovative way to assist low income and vulnerable groups such as the poor, unwell, disabled, elderly or homeless. Overseas examples of tiny house villages; <a href="https://www.countryliving.com/real-estate/a40069/tiny-house-village-trend/">https://www.countryliving.com/real-estate/a40069/tiny-house-village-trend/</a> <a href="https://tinyhousetalk.com/communities/">https://tinyhousetalk.com/communities/</a> <a href="https://phys.org/news/2016-10-tiny-house-villages-big-health.html">https://phys.org/news/2016-10-tiny-house-villages-big-health.html</a> <a href="https://shelterforce.org/2019/03/15/tiny-house-villages-in-seattle-an-efficient-response-to-our-homelessness-crisis/">https://shelterforce.org/2019/03/15/tiny-house-villages-in-seattle-an-efficient-response-to-our-homelessness-crisis/</a> <a href="https://www.tinyhousevillage.de/">https://www.tinyhousevillage.de/</a> <a href="https://www.hawaiinewsnow.com/2019/03/15/state-proposes-permanent-villages-tiny-homes-hardest-house/">https://www.hawaiinewsnow.com/2019/03/15/state-proposes-permanent-villages-tiny-homes-hardest-house/</a> <a href="https://www.yesmagazine.org/new-economy/tiny-house-villages-for-the-homeless-an-affordable-solution-catches-on">https://www.yesmagazine.org/new-economy/tiny-house-villages-for-the-homeless-an-affordable-solution-catches-on</a> <a href="https://tinyhousescotland.co.uk/social-bite-homeless-tiny-house-village/">https://tinyhousescotland.co.uk/social-bite-homeless-tiny-house-village/</a> <a href="https://nowthisnews.com/videos/news/village-of-tiny-homes-built-for-homeless-veterans-in-kansas-city">https://nowthisnews.com/videos/news/village-of-tiny-homes-built-for-homeless-veterans-in-kansas-city</a></p>
Supporting documents	<a href="#">petition_comments_jobs_12819168_20190509215736.pdf</a> - Received

I would like to speak in support of my submission	No
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← → ↻ 🔒 <https://www.change.org/p/rt-hon-nz-prime-minister-jacinda-ardern-please-fund-a-tiny-house-initiative>



## Please fund a Tiny House initiative!



Jo McFadyen started this petition to [Rt Hon. NZ Prime Minister Jacinda Ardern](#) and 2 others

Compared to costs of homelessness and poverty across society, tiny houses are better economically, environmentally, socially and psychologically for the vulnerable, students, low-income singles, family's and women with children, than motel/shelter emergency housing, and could be providing training for youth and jobs in New Zealand.

Funding is needed towards such initiatives, short-long term loans for building or 'rent-to-buy' tiny houses, and council solutions for permanent living in Tiny Houses (or Tiny Houses on wheels, THOW).

A cohesive government and local council Tiny House initiative in New Zealand to provide solutions and opportunity to escape homelessness, the rental treadmill or housing unaffordability, would enable those in need to take control of their own destiny again.



### Petition Closed

This petition had 5,027 supporters



Rt Hon. NZ Prime Minister Jacinda Ardern: Please fund a Tiny House...

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**change.org**

Recipient: Rt Hon. NZ Prime Minister Jacinda Ardern, Hon Phil Twyford, Hon Carmel Sepuloni

Letter: Greetings,  
Please fund a Tiny House initiative!

# Comments

Name	Location	Date	Comment
ashleigh Shepherd	Auckland, New Zealand	2017-12-04	Im currently living in a caravan unable to afford or find a house suitable for us and our situation. Tiny house is the perfect option for us however finding a low intrest loan is difficult please make this part of your affordable housing goal
sandra burdon	Taranaki, New Zealand	2017-12-04	It needs to be a option
Ian Shields	West Eyreton, New Zealand	2017-12-04	We have to consider alternatives to traditional housing in order to get young people on the housing ladder.
Jo McFadyen	Foxton, New Zealand	2017-12-04	Exactly, I want the government to seriously consider tiny houses as a viable and great option for permanent living, particularly for those who are struggling with rental costs and would like to live in a TH. It's gotta be better than a motel or damp homes that cost you half your income! Its also gotta be more economical to provide low cost loans to low income families to 'rent to buy' or build one than even accommodation supplements ongoing! I want to see THOW considered as alternatives to the traditional, and now VERY expensive housing options!
Judy Hayward	Melbourne, VIC, Australia, New Zealand	2017-12-04	I want to come home to live and build a tiny home to live in
Ashleigh Brian	Christchurch, New Zealand	2017-12-04	A free with tiny house communities
Avril Gray	Auckland, New Zealand	2017-12-04	We are a young family and my husband is an apprentice. We can't afford to pay rent in Queenstown so are building a tiny house! Great solution to the housing shortage!
Liz Tibbutt	Auckland, New Zealand	2017-12-04	Makes complete sense. Why wouldn't we?
Nathan Bishop	Whangarei, New Zealand	2017-12-04	This is the only sane way of getting into my own house or affordable rental.I would like to see some good initiatives towards tiny houses and for councils to be more friendly towards Tiny Houses in regards to nonfunctional progress hindering policies.
Chevaun Rutten	Gisborne, New Zealand	2017-12-04	I believe in this solution
Shannon nauer	auckland, New Zealand	2017-12-04	I think it's a good idea
Roxane Goss	Wainuiomata, New Zealand	2017-12-04	Tiny houses can provide a viable solution for vulnerable people who need housing

Name	Location	Date	Comment
Adrienne Livingston	Hamilton, New Zealand	2017-12-04	This concept makes so much sense to me . . . GO HARD JO MCFADYEN !!!
Leigh Mason	Auckland, New Zealand	2017-12-04	We need to have affordable, sustainable housing options for all, not just a few. They do it in other countries, let's do it here. Please make owning your own tiny house a reality and make it easier to get a loan for building a tiny house. Thanks
Graham Bloxham	Wellington, New Zealand	2017-12-04	I love tiny homrs
Anneke Oram	Auckland, New Zealand	2017-12-04	Great for pensioners who cannot afford the high rent of a convential house.
Frances Rawson	Auckland, New Zealand	2017-12-04	Tiny houses are a good solution to help everyone have a piece of home ownership.
Ieeanne Vanalland	Invercargill, New Zealand	2017-12-04	Because I interested in owning a tiny house, due to not affording a larger home
Dyanne Kerr-Taylor	Parakai, New Zealand	2017-12-04	This could be a great solution for many that are struggling. It is also a great way to get those on lower incomes into the property market as well as offering a sense of security for them. Tiny homes are fast becoming a way of life for many and given the opportunity I can see so many benefiting from such a cause.
samuel north	Wellington, New Zealand	2017-12-04	It's right thing to do
David Robinson	Whangarei, New Zealand	2017-12-04	This is a great idea.
Kristy Ibbertson	Auckland, New Zealand	2017-12-04	We have so many people who cant afford the high rents and many families are living on the streets these are the perfect solution
Celia Leef	manukau, New Zealand	2017-12-04	It would solve so many issues.
Heidi Wruck	Wellington, New Zealand	2017-12-04	I believe there is a better way of living then what is happening now. Tiny Houses meet so many of the requirements that the new government is putting into place; WOF safe homes, affordability for partners (not just women) in crisis to leave their abusive relationships, for homeless people to have somewhere to go. As a property owner in rural Wellington, I would love the opportunity to be legally allowed to place long-term tiny house rentals on our land. If we were allowed to provide amenities to each house, we would have more than enough space to provide for several families, without overburdening our land, and without taking away from the rural community we are in. All the while, easing the pressure on our own stretched finances, as we would be able to provide secure rentals with stability for people. I believe that Tiny Houses are a massive stepping stone for some families to gain access to the highly



Name	Location	Date	Comment
			restricted property ladder. People who have security are able to contribute more readily to our communities
Rhiarn Phillips	Wellington, New Zealand	2017-12-04	NZ is in desperate need of affordable housing
Jo McFadyen	Foxton, New Zealand	2017-12-04	I totally agree Sandra. If people want to live in tiny houses and particularly if they are low income then why not? It's gotta be better than motel emergency housing, homelessness or even paying accommodation supplement if they choose a tiny house. Environmentally, socially, economically and psychologically better for people if they choose this option!
victoria jack	Auckland, New Zealand	2017-12-04	We desperately need affordable housing. Here is the solution.
Jo McFadyen	Foxton, New Zealand	2017-12-04	Yes...exactly! Students and young people generally can't afford to buy conventional homes. Tiny homes are an investment in their life-style and for future stepping stones if they want. But an initiative of this kind could also provide jobs and training/apprenticeships for young people too!
Kerry Dawson	Lower Hutt, New Zealand	2017-12-04	I agree.
Jo McFadyen	Foxton, New Zealand	2017-12-04	I feel for you Ashleigh! Accommodation is tough out there and tiny homes are a much better option than caravans because they are designed for warm, dry, comfortable and sustainable living at very low cost. It would help people in situations like yourself I'm sure. I'm scared to death my rent will go up making where I am unaffordable. Good luck to you and I really hope this initiative can help you in some way! Kia kaha!
Clare Ashworth	Auckland, New Zealand	2017-12-04	People who are not able to get into a house of their own due to rocketing house prices, need an affordable solution that will give them the long-term stability that rental properties won't. I am one of these people, a mum raising 3 children on her own, one of which has special needs.
Michelle Smith	Dunedin, New Zealand	2017-12-04	It's a great idea
Miranda Davis	Auckland, New Zealand	2017-12-04	This petition has my full support!
Jo McFadyen	Foxton, New Zealand	2017-12-04	I'm studying at Masters level and can't get student allowance anymore, so am a beneficiary with my son. I cannot get any finance because of it, but I would love a tiny house of our own. This initiative could really help people like me into our own homes with little ongoing costs that would make our lives so much richer and less stressful with lower rent for land lease and lower power costs with solar. I feel it would be a better life for my son too. Hopefully, this

Name	Location	Date	Comment
			initiative can help people like me and those who are worse off than us!
Roimata Maukau-Walker	Hamilton, New Zealand	2017-12-04	I want a tiny house. Would solve a heap of homelessness and disconnections from power companies and gas. Also use it to the advantage if school leavers wanting apprenticeship or people wanting change. Be cheaper for everyone
Ann August	Auckland, New Zealand	2017-12-04	there needs to be affordable alternatives, to get people into housing, home ownership, homes on papakainga, homes that can be sighted on to family owned land much like granny flats were 20-30 years ago by Housing NZ.
Allan George	Auckland, New Zealand	2017-12-04	Im aTiny House owner and it is my preferred way to live
Sue Mitchell	Auckland, New Zealand	2017-12-04	Everyone deserves a place to call home no matter their financial situation.
Charmaine van der Rijst	Upper Hutt, New Zealand	2017-12-04	I am a single mother that is paying 70% of my income for rent cause I want a home without mould and damp. I will never be able to save for a house and want to be able to build a tiny house and apply for a loan to do so
Shane Mann	Rotorua, New Zealand	2017-12-04	This is going to be one of the few ways a lot of New Zealanders will be able to afford a place of their own!
Ngaire Lynch	Auckland, New Zealand	2017-12-04	This seems like a viable and affordable option to get people into home ownership.
Louise Waller	Auckland, New Zealand	2017-12-04	I am signing this because I believe in affordable housing no matter how small. Please make space for these tiny gems to have a permanent place in our communities.
Jessica Gunson	Auckland, New Zealand	2017-12-04	This is a badass idea &i love it!
Anne Corry	Helensville, New Zealand	2017-12-04	We need get families off the streets and into homes
camilla rombouts	auckland, New Zealand	2017-12-04	I believe tiny houses are a brilliant solution to several pertinent national and global issues!
Adrienne Merryweather	Palmerston North, New Zealand	2017-12-04	Housing is too expensive for the average New Zealander
Jo McFadyen	Foxton, New Zealand	2017-12-04	Exactly Roimata...I totally agree! I would love to be self-sufficient off-grid in my own TH...wouldn't it be amazing! I think it would be better for my son. We live in an old cottage at the mo and as much as the landlord tries really hard, its mostly uninsulated and I can only barely afford it. If she puts the rent up I'm knackered cause Im at limits now. I would like to be able to relocate to follow my son's schooling and training or jobs too which a TH would allow me to do. But you're right, some of the money could go

Name	Location	Date	Comment
			to providing building apprenticeships for young people to learn the building trade...we need more builders and TH are great training projects because they are quick and cheap to build. Its gotta be a WIN WIN all round! Kia kaha!
Joyce Dé Thierry	Whangarei, New Zealand	2017-12-04	Very good initiatives
Huitau Rogerson	Wanaka, New Zealand	2017-12-04	This is what is needed cost effective for the government and for the people living in them
Jo McFadyen	Foxton, New Zealand	2017-12-04	WOW how cool! Yes you are totally right Heidi. Good point on the people in crisis leaving abusive relationships...they often have to set up homes with little notice, usually with no money or furn and could really do with this option. Safe, warm, dry, comfortable, affordable, relocatable...it is a WIN WIN for everyone in need of low cost housing options that choose this life-style!
Jo McFadyen	Foxton, New Zealand	2017-12-04	Totally agree on the secondary dwelling part too...it would be a huge boost to people from all sides! Good on you!
Jo McFadyen	Foxton, New Zealand	2017-12-04	Thanks David...isn't it! I tried to get finance but couldn't due to being a beneficiary which is pretty illogical since low income households could really do with this option but also for students, singles, or just family's struggling. It could help people in so may ways! Thank you :-)
Jo McFadyen	Foxton, New Zealand	2017-12-04	Thanks Miranda! Really appreciate all the support this is getting :-) I think it would be a really popular option for so many people! Good on you!
Jo McFadyen	Foxton, New Zealand	2017-12-04	Thanks heaps Samuel! Yes I agree...it's a WIN WIN for everyone involved, including even the councils saving on low infrastructure costs, but mostly for low income groups and people struggling with accommodation costs that can't afford rent or conventional housing. Thanks for your support!
Lauren Dodson	Wellington, New Zealand	2017-12-04	Because I want a smaller footprint and this is how I plan to get on the property ladder.
Jo McFadyen	Foxton, New Zealand	2017-12-04	Totally agree...I'm out of the picture now...couldn't probably ever afford to buy a house anymore, even if offered work finally because of my age. The banks won't lend to me anymore. There are many people just won't be able to get into property anymore and this gives them a home, warm, dry, comfortable, cheap living that is actually an investment. Thanks for the support Shane!
Jo McFadyen	Foxton, New Zealand	2017-12-04	Thanks Kerry :-) Good on you. I really appreciate the support for what I believe is a good idea....A real WIN WIN for all concerned! It would be great to see apprenticeships for our young people come out of it too wouldn't it? Thanks matey!

Name	Location	Date	Comment
Jo McFadyen	Foxton, New Zealand	2017-12-04	Yes...you're right Ann. This is a really sound option for many people that can't afford conventional homes anymore and yes...it's time that secondary dwellings were accepted particularly on family land like you say...sort of like more community/family living. Councils need to address this in light of the housing crisis we've found ourselves in.
Jo McFadyen	Foxton, New Zealand	2017-12-04	Aren't they gems!!!! I just love them...And they are soooo practical in todays world with such high housing costs. They environmentally sustainable too so we can feel good about living sustainably while enjoying low cost living. Wonderful! Thanks for the support!
Jo McFadyen	Foxton, New Zealand	2017-12-04	Thank you Joyce...I so appreciate the support! It is a great initiative, economically viable but also a feel good for human beings...to feel like they have their own home and are in control of their own destiny again. It's a WIN WIN for everyone! Thank you!
Jo McFadyen	Foxton, New Zealand	2017-12-04	Oh man...I hear you Charmaine! Me too! I can't get finance anymore and will never own my own home again except if it were a Tiny house and the government assisted me with a low cost loan. It's gotta be cheaper than paying accommodation supplement ongoing! And better, healthier for my son. Kia kaha matey! Much aroha to you!
Jo McFadyen	Foxton, New Zealand	2017-12-04	Yes...don't they! It saddens me so much to see kiwis in so much need of shelter in New Zealand of all places. Since we aren't allowed to build our own homes like in the old days
Jo McFadyen	Foxton, New Zealand	2017-12-04	The state does have a responsibility to assist us into homes. Its not like we can just go down and build a house in the bush anymore is it? Nevertheless, a repayable low cost loan to those who need assistance would be more viable than paying motels! It just stands to reason!
Karen Bernhardt	Ashburton, New Zealand	2017-12-04	any house is better than no house.
Jo McFadyen	Foxton, New Zealand	2017-12-04	Exactly my point Anne! When people are sleeping in cars or on the street, the state have a responsibility to assist them into shelter. The fact is THs would be a more viable option for the government than buying and paying motels!
Jo McFadyen	Foxton, New Zealand	2017-12-04	Thank you so much for the support! Yes...I believe it would be a great solution for many of the problems we see in society today. Maybe not for everyone but certainly for many!
Jo McFadyen	Foxton, New Zealand	2017-12-04	You are so right Adrienne...back in the 70s housing was 10x the average income...Now its over 25x. It's just not sustainable for the average kiwi. What so we're all supposed to get rich or live on the street? No...that is not a plan stan! We need low cost options for those that need it. Tiny houses make sense for everyone concerned! Thanks for the support!

Name	Location	Date	Comment
Jo McFadyen	Foxton, New Zealand	2017-12-04	Exactly Camilla! Economic, environmental, social and psychologically, tiny homes are a great solution that benefits all, even councils because they allow lower infrastructure costs, the government because people get their own homes cheaper than even paying accomodation supplements and for lower income families that can't afford conventional homes anymore! Thanks for the support!
Jo McFadyen	Foxton, New Zealand	2017-12-04	Yes they do Sue! Thanks for the support!
Jo McFadyen	Foxton, New Zealand	2017-12-04	The home is where the heart is aye? And there is lots of love and heart in THs!
Jo McFadyen	Foxton, New Zealand	2017-12-04	Totally agree Anne...It's not acceptable in a country like NZ to have people living on the streets or in cars. This initiative would solve so many of the problems that people are facing with housing that can't afford conventional homes or rents anymore. Thank you so much for your support!
Jo McFadyen	Foxton, New Zealand	2017-12-04	Thanks heaps for your support Jessica. Yes I agree...I believe it would be a great idea that so many people would love! Its a WIN WIN for everyone!
Jo McFadyen	Foxton, New Zealand	2017-12-04	You're right Adrienne...housing is too expensive...Back in the 70s houses cost 10x the average wage...now over 25x. Its just not sustainable. TH would solve the problem for many people...maybe not all...but for many who choose to live sustainably and want to live in a tiny house. Thanks for your support!
Jo McFadyen	Foxton, New Zealand	2017-12-04	Exactly! In so many ways...economically, socially, environmentally and psychologically TH are better for human beings than either living on the streets, in cars or in motels. The world is coming around to realising that small living is the way to go for the vast majority of people. It's a no brainer! Thanks for your support!
Rose Anderson	Napier, New Zealand	2017-12-04	For many it's the most affordable option.
Charmaine van der Rijst	Upper Hutt, New Zealand	2017-12-04	Hope this will change soon. We can just hope. All the best for you and your boy.
Jo McFadyen	Foxton, New Zealand	2017-12-04	Yes exactly Karen! I would just love a tiny house, warm, dry, comfortable and cheap living. There are many who would agree with you! Thanks so much for your support!
Jo McFadyen	Foxton, New Zealand	2017-12-04	Sadly, there are so many people that can't afford conventional homes or even rents these days. But I have to say THs are the most delightful homes...truly loved by many and a great option for those who can't afford other options. Thanks heaps for the support!
Sisigafua Nouata	Rotorua, New Zealand	2017-12-04	I'm not homeless but I would very much love to even get the chance to rent to buy one of these homes for my 2 babies

Name	Location	Date	Comment
Linda Ward	Taupo, New Zealand	2017-12-04	Housing shortages are leaving far to many families homeless.
Paul Thomas	Reefton, New Zealand	2017-12-04	I support the initiative!!
Jo McFadyen	Foxton, New Zealand	2017-12-04	And to you Charmaine...yes me too...we could do with some good news huh? Kia kaha and much aroha to you! Good luck!
Nicole Want	Lower hutt, New Zealand	2017-12-04	This is a great solution to a terrible problem.
Joyce Dé Thierry	Whangarei, New Zealand	2017-12-04	Most definitely.
Matilda van Rijnberk	Auckland New Zealand, Alaska, US	2017-12-04	I'm signing because I live in a THOW myself and absolutely love it! Making it easier for people to do the same would be a huge step towards solving the housing crisis!
Jesamine Wanoa	Auckland, New Zealand	2017-12-04	I want vulnerable families to have affordable housing, to prevent homelessness and I'll health.
Joanne Gan	Auckland, New Zealand	2017-12-04	I have two sisters who cannot afford to buy their own homes in Auckland in the current market place but could certainly afford a tiny home.
Rangiiria Hodgson	New Zealand	2017-12-04	Support this
Nick Bougourd	Tauranga, New Zealand	2017-12-04	I'm signing because for a while now I have felt exactly the same about a tiny house initiative to get the many homeless family's off the streets and out the back of their cars, and into decent living arrangements. All I home is PM Jacinda Ardern jumps aboard and gets this rolling
Arthur Ditchburn	Auckland, New Zealand	2017-12-04	It partially eliminates the parasites associated with people's need for shelter.Banksters,unreal estate agents,dictatorial councils,foreign owned building supply companies etc.Are you aware that prison labour is now supplying the framing for fLETCHERS projects.Go Pete.
Sarah Price	Auckland, New Zealand	2017-12-04	💎
PIp Pottage	Nelson, New Zealand	2017-12-04	I believe housing prices are financially crippling almost everyone in nz.
Ella Smith	Auckland, New Zealand	2017-12-04	Brilliant initiative ....
Richard Williment	Wellington, New Zealand	2017-12-04	Tiny houses are a healthy and relatively affordable housing solution for many people. Central and local government leadership is needed to realise this. Check out Fresno, California for an example of how this can help with housing pressures.

Name	Location	Date	Comment
Melissa Cox	Mt Maunganui, New Zealand	2017-12-04	I head up a grassroots Tiny House movement in Tauranga, and the two councils here have effectively blocked us from starting any tiny house Eco-Villages pilot due to their insane red tape (City Plan rules), beauracracy, and high fees. The councils are not doing their job and helping cause the homelessness and housing unaffordability crisis.
Karen Daly	Dunedin, New Zealand	2017-12-04	We need a more flexible approach to solving this problem and Tiny houses are one easy answer.
Sarah Cowell	Christchurch, New Zealand	2017-12-04	It matters to me
Michelle Moss	Nelson, New Zealand	2017-12-04	Smaller living makes bigger sense!
Rebecca Rombouts	Auckland, New Zealand	2017-12-04	My sister lives in a tiny house as a single young lady, and this has given her independence, more financial freedom, a more environmentally friendly lifestyle and much much more! I fully believe in the huge benefits of tiny living for people in many different life circumstances. These little homes and this way of living is a valuable solution to New Zealand's housing crisis.
Emerald Grey	Auckland, New Zealand	2017-12-04	This is the best thing for NZ to get behind this.cheap and doesnt take up much land this is the solution to our homelessness,affordability to rent to buy..im soo backing this up.
Anni Hall	Auckland, New Zealand	2017-12-04	I believe the government should invest in this option
amy pugh	raglan, New Zealand	2017-12-04	It's a great idea totally for it.
Kevin Rombouts	Nelson, New Zealand	2017-12-04	I am signing because the idea is a common sense idea.
Lisa Barrer	Motueka, New Zealand	2017-12-04	I want to support tiny houses as it is a great way to get ahead and support simple minimal living
kimberly moore	Motueka, New Zealand	2017-12-04	This just makes sense!
Hinekura Stafford	Auckland, New Zealand	2017-12-04	This is such a brilliant idea xox
Trish Wilson	Kerikeri, New Zealand	2017-12-04	I like to help the homeless
Rachel Salter	Nelson, New Zealand	2017-12-04	Im signing because it just makes sense.
Elaine King	Hamilton, New Zealand	2017-12-04	Its better then living on the streets and in cars

Name	Location	Date	Comment
joanne billesdon	ch ch, New Zealand	2017-12-04	Great idea
Basil Steele	Tasman, New Zealand	2017-12-04	We need a new approach to simple living that is affordable
Tracey Wallace-Hutchins	Te Puke, New Zealand	2017-12-04	We need a range of housing solutions, including tiny house villages and sustainable higher density co-housing community options especially in our regions to avoid the out of control urban sprawl, congestion, disconnect and poor health found in many communities.
Stephanie Dwen	Auckland, New Zealand	2017-12-04	We all need to work together and help each other selflessly to make sure everyone has a chance of health happiness and the security of a real home
Chris Braid	New Zealand	2017-12-04	I am separated on an age pension and without sufficient capital for a standard small house or unit ... could afford a TH and lease land?
Eric Holman	Greymouth, Westland, New Zealand	2017-12-04	Great really viable options for a wide variety of people.
duncan henry	Port Motueka, New Zealand	2017-12-04	Every option people want for living situations needs to be supported by govt and councils...not regulated against!!!
Onyx Ross	Nelson, New Zealand	2017-12-04	Every signing counts
Winnie Luthje	Maida Vale, UK	2017-12-04	We need a place we can afford to live in .Tiny houses are the way to solve all our housing needs . Lets
Peter Dornauf	Hamilton East, New Zealand	2017-12-04	The idea is so bleedin' obvious.
Rob Hull	Hamilton, New Zealand	2017-12-04	Tiny houses are safe, affordable, healthy, unique, sustainable, and a great area in the construction trade to expand and profit off. They are good for anyone and hurt no one.
Jacinta Fairhall	CHRISTCHURCH, New Zealand	2017-12-04	I'm a big fan of tiny houses from an environmental viewpoint. I think we have the potential to have a different discussion on housing, particularly in relation to smaller households of single individuals, or small family situations.
Victoria Blake	Auckland, New Zealand	2017-12-04	We love tiny houses and think this is a fantastic opportunity!
Jo McFadyen	Foxton, New Zealand	2017-12-04	Yes...very much so! It is better to help people into tiny homes than buying/paying motels or accommodation supplements endlessly to private landlords. If people choose this option I say Good on them, and lets help them...Its a no brainer!



Name	Location	Date	Comment
Jo McFadyen	Foxton, New Zealand	2017-12-04	Thank you so much for your support Rangiiira. Good on you! :-)
Jo McFadyen	Foxton, New Zealand	2017-12-04	Yes...me too Nick! Its a no brainer...A WIN WIN situation!
Peter Hall-Jones	Porirua, New Zealand	2017-12-04	I lived in a one-room 'house' for 2 years a while back. I miss it! So easy to maintain, so much fun coming up with tricks & gadgets to save space.
Prue Wilson	Nelson, New Zealand	2017-12-04	I'm building a tiny house and would love to see council's make it easier to rent a space which could potentially benefit both landowners and thow owners
Jo McFadyen	Foxton, New Zealand	2017-12-04	Wonderful Peter...yes I'm into small homes too...Soooo much easier to keep clean! And a place for everything and everything in its place! LOL...Love all the space saving ideas in Tiny homes! Thanks for your support Peter!
Jo McFadyen	Foxton, New Zealand	2017-12-04	Me too!!!! I believe this is a very worthwhile initiative that could really assist people struggling with accommodation costs but also they are great for the environment too! Humans need to start living small to enable LIVING BIG!
Jo McFadyen	Foxton, New Zealand	2017-12-04	Thank you so much for your support! :-)
Jo McFadyen	Foxton, New Zealand	2017-12-04	I totally agree Rob! I just love tiny houses because they're economically, environmentally, socially and psychologically good for humans and our planet! It's a WIN WIN for everyone involved. Thank you so much for your support! :-)
Jo McFadyen	Foxton, New Zealand	2017-12-04	Exactly Jacinta! We do need to be altering our view of living spaces, particularly in view of the environment, but additionally, for philosophical reasons, smaller homes enable LIVING BIG! Thank you heaps for your support!
Jo McFadyen	Foxton, New Zealand	2017-12-04	Yes...you are absolutely right Winnie! Why should people be forced to live in damp, cold homes paying huge rents or prices? If people choose to live in a tiny home they should be assisted into them. It's great for the environment, socially and psychologically too to be in control of our own destiny instead of being at the mercy of landlords or 'the market'! Thanks heaps for your support!
Jo McFadyen	Foxton, New Zealand	2017-12-04	Isn't it! It's a no brainer! Why not help people that choose to live in tiny homes? It's great for the environment and they are more social and psychologically better to be in control of our own destiny. It's gotta be better than buying/paying motels for the homeless at the very least! Thank you so much for your support!
fiona clements	dunedin, New Zealand	2017-12-04	Yes please!!!

Name	Location	Date	Comment
Jane Gregory	Hamilton, New Zealand	2017-12-05	I love the idea
Stephanie Fry	Wellington, New Zealand	2017-12-05	We need to get this dire housing situation SORTED once and for all!! Jacinda... you're the lady and you can do it!!!!
emma Walker	Wellington, New Zealand	2017-12-05	I have a house and I don't want children and their families living in cars.
Ara Swanney	Porirua, New Zealand	2017-12-05	Oh yes, perfect solution to the housing challenges, giving independence and autonomy
Colin Hope	Toronto, Canada	2017-12-05	I'm a socialist Jacinda, prove that you are.
Nicole Mistal	Wellington, New Zealand	2017-12-05	Because the true measure of any society can be found in how it treats its most vulnerable members
Debbie Bell	Marton, New Zealand	2017-12-05	I too need a tiny home. I'm 56 and had to sell my home ten yrs ago because acc wouldn't cover loss of income before my second spinal surgery. I'm on invalids benefit and in a council flat. Hate it. Please help me get a throw.
Paula Hendy	Auckland, New Zealand	2017-12-05	I totally agree with this. Tiny houses won't take as long to build, are more affordable and are gorgeous! What are we waiting for. Let's do this!
Martine Bouillir	takaka, New Zealand	2017-12-05	This is a no-brainer - many families are getting smaller, couples and singles abound - time to think outside the square and adjust our thinking for a new millenium generation!
Laurie Foon	Wellington, New Zealand	2017-12-05	I'm signing because we need more solutions like this for our housing crisis.
Clare Thomas	Auckland, New Zealand	2017-12-05	These homes definitely will be affordable and it makes so much sense.
Duncan McDonald	Brisbane, Australia	2017-12-05	A very worthwhile idea!
Caroline Te Nahu	Hastings, New Zealand	2017-12-05	I think it is a start towards ending homelessness amongst our people in Aotearoa
Aaron Kokich	Auckland, New Zealand	2017-12-05	I believe these style houses will make good communities . Not all of us found love and had kids when we were younger.
Linda Woodgate	Port Motueka, New Zealand	2017-12-05	Brilliant use of resources and self empowering creativity
James Samuel	Motueka, New Zealand	2017-12-05	With house prices skyrocketing and wages stagnant, this should be an obvious move.
Theresa Thomas	New Plymouth, New Zealand	2017-12-05	There are so many people in need of good cheaper housing. Good housing equates to good health, less homeless people

Name	Location	Date	Comment
			vulnerable to harm on our streets. Everyone benefits from home ownership. Thank you
Teuila Grace Tualaulelei	Wellington, New Zealand	2017-12-05	quality, innovative housing, please.
Rita Onosa	Masterton, New Zealand	2017-12-05	I believe it is time to get back to the basics and be kind to our environment for the benefit of our children and grandchildren.
Corrie Taylor	Wellington, New Zealand	2017-12-05	Because we should all have support to live in a more natural state of being.
Robert Beasley	New Zealand	2017-12-05	I believe in tiny houses
Fiona McClure	Mount Maunganui, New Zealand	2017-12-05	I'm signing because not everyone needs nor wants to live in a full sized house. There are many options for alternative living, and it would be great to see the government supporting these as it does gated living and retirement villages.
WARWICK SANDLER	Motueka, New Zealand	2017-12-05	Im signing because, as a superannuant with no assets, I am unable to purchase my own home. Rent is 50% of my super. A tiny house would be, for me, a luxury which would provide all my simple needs. This is my Hope.
Samantha Rowley	Auckland, New Zealand	2017-12-05	It's a great option for so many people and would really help with land/house price issues in the major cities.
Dianne Webber	Christchurch, New Zealand	2017-12-05	If people can pay rent then y not pay off a tiny house give them something thats their own.
Terri Everett	Nelson, New Zealand	2017-12-05	Everyone is deserving of a healthy roof over their heads
Tania Douthwaite	South Fremantle, Australia	2017-12-05	Tiny homes can be energy efficient and a great way to minimize your footprint on the earth. Go Fi!
Jo McFadyen	Foxton, New Zealand	2017-12-05	I hear you Debbie...that sounds really tough! I'm 54 and am starting to feel the years...can't imagine how hard that must have been for you
Jo McFadyen	Foxton, New Zealand	2017-12-05	Yes...there are others that are struggling with physical and some mental health that really need something like this to make their lives their own again and start to live BIG again
Jo McFadyen	Foxton, New Zealand	2017-12-05	Hang in there Debbie...we're working on getting people assistance with this! Thanks so much for your support! Kia kaha and much aroha to you...Good Luck! :-)
Jo McFadyen	Foxton, New Zealand	2017-12-05	Totally agree Corrie! It would help to give people a sense of being in control of their own destiny again, and feel closer to the environment, while encouraging people to more social, conscious BIG living! Thanks for the support Corrie!

Name	Location	Date	Comment
Jo McFadyen	Foxton, New Zealand	2017-12-05	Exactly...small living, enabling BIG living! I believe they encourage people to be more social and environmentally conscious. Much better for kids to see this kind of living. Thanks heaps for the support Rita! Good Luck!
Jo McFadyen	Foxton, New Zealand	2017-12-05	Yes...so do I Robert...wouldn't it be great! Just love Tiny Houses! Thanks for the support!
Jo McFadyen	Foxton, New Zealand	2017-12-05	Exactly...people are really struggling...in the 70s the average price of a house was 10x the average wage...now it 25x! Helping people into Tiny Houses is a no brainer! Thanks for the support James!
Jo McFadyen	Foxton, New Zealand	2017-12-05	Yes!...I just love the recycled ones and have been a recycler forever! It does encourage creativity and a real talent to do well, but it's so good for our environment to do this too! It's a WIN WIN all round! Thanks for the support Linda :-)
Jo McFadyen	Foxton, New Zealand	2017-12-05	Aren't they! Tiny Houses are so loving made generally, people develop quite emotional connections to them in making the effort to produce really good quality. But the technology used to so great too these days...Just love all the space saving tricks used in them! Thanks so much for your support Teuila!
Jo McFadyen	Foxton, New Zealand	2017-12-05	Exactly! We need more alternative options and councils need to start working with them instead of against them. It's in both the government and local councils interests to be supportive of the Tiny House community. It's a no brainer! Thanks heaps Fiona!
viv Tasker	Auckland, New Zealand	2017-12-05	I believe they are a fantastic solution to housing . I'd live in one.
Jane Cumberworth	Tauranga, New Zealand	2017-12-05	The tiny house option is more cost effective than renting.
Su Henry	Rodney, New Zealand	2017-12-05	It makes considerably better sense than the current options. Please support this.
Kerensa clark	Timaru, New Zealand	2017-12-05	How much space do we all really need?
Graeme Ball	Auckland, New Zealand	2017-12-05	It seems like we need lateral thinking like this to solve a complex problem.
Jo McFadyen	Foxton, New Zealand	2017-12-05	I hear you Aaron...there are many people that live alone and just want their own space...It's really hard for singles out there trying to find affordable accommodation. This initiative could really help them too. Thanks heaps for your support! Good Luck! :-)
Jo McFadyen	Foxton, New Zealand	2017-12-05	Yes...it's really tough for people that are older...I'm 54 and wondering how on earth I'm going to afford rents on my own out of a pension...This initiative could really help people like us! Thanks for your support Warwick!

Name	Location	Date	Comment
Jo McFadyen	Foxton, New Zealand	2017-12-05	Exactly Dianne! People want to be in control of their own destiny, not at the mercy of landlords if they can rather have their own Tiny House! Thanks for your support Dianne!
Jo McFadyen	Foxton, New Zealand	2017-12-05	I totally agree Theresa! There is so much evidence out there that homeownership benefits people's health, and as you say it helps to stop victimisation of the homeless and vulnerable in our country! Good on you...Thanks for your support!
Margaret McConnachie	Mosgiel, New Zealand	2017-12-05	I think this is a long overdue initiative. ...
Jo McFadyen	Foxton, New Zealand	2017-12-05	Yes! They do! Nobody wants to live in cold damp houses but many are forced to because of rent costs. Tiny Houses are so well insulated, warm and dry...It's a no brainer to me! Thanks heaps for your support Terri!
Jo McFadyen	Foxton, New Zealand	2017-12-05	Yes...exactly! It so saddens me to see this happening in our country...Homelessness should not be a problem in a country like ours...It is shameful we have arrived at this state! The government and councils should be working with us to assist people into their own permanent living Tiny House! Thanks so much for your support!
Connor Mckay	Greymouth, New Zealand	2017-12-05	Tiny Houses are the future of affordable homes.
Adair Davis	Carterton, New Zealand	2017-12-05	I feel we need to adapt to a different world. A world were we need to reinvest and reconnect with community, tiny house living allows people to feel ownership and a sense of security. A home is essential regardless of shape or size, as long as it is a home that is environmentally compatible and self sustainable..start small, dream big..
Ella Lawton	Wanaka, New Zealand	2017-12-05	It's good for the pocket, it's good for creating community and its good for the soul!
Drysdale Bronwyn	Wellington, New Zealand	2017-12-05	I think everyone deserves a safe warm space to call home. I am in a cabin at present on my mum s property and I love my little sanctuary its quite affordable to and uf applied in a setting with communally accessible dining,kitchen, bathroom and laundry facilities makes good economic sense.
Terry Ward	Auckland, New Zealand	2017-12-05	It's a great idea for a big problem
James Weeks	Hamilton, New Zealand	2017-12-05	I'm signing because I need one for my self
nikki sturrock	Dunedin, New Zealand	2017-12-05	Council contributions are tooooo high for anyone wanting to subdivide to make space for others, tiny houses on back lawns create houses for others
Jo McFadyen	Foxton, New Zealand	2017-12-05	Yes...it does Graeme! We need people that are able to think alternatively to find the solutions. You're right. We're dealing

Name	Location	Date	Comment
			complex social issues that up till recently have been dealt with in a very conventional manner that just isn't working for people. Okay, we may have to accept some of the housing pressures that NZ is experiencing but there is more than one way to handle them. Co-operation and creative thinking, working together with people like TH supporters is the future to many of our housing problems. Maybe not for everyone but for many! Good on you Graeme! :-)
Rosalie Steward	Thames, New Zealand	2017-12-05	I'm signing because NZ is a signatory to the Universal Declaration of Human Rights: Article 25. (1) Everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including food, clothing, HOUSING and medical care and necessary social services, and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in circumstances beyond his control.
Jo McFadyen	Foxton, New Zealand	2017-12-05	I agree Su! Buying or paying motels or even endlessly paying
Jo McFadyen	Foxton, New Zealand	2017-12-05	I agree Su. It has to be better than buying or paying motels, homeless on the street or in cars and even endlessly paying accommodation supplement when they would rather live in a Tiny House! Thanks for the support Su!
Jo McFadyen	Foxton, New Zealand	2017-12-05	Yes...the rules against second dwellings or THs are so out of date with what is going on in NZ these days. They all screaming about there not being any land available in Auckland and yet there are people wanting to just that and aren't allowed to or it costs so much they can't do it. Just doesn't make sense when you look at the problems with housing! Thanks heaps for your comment Nikki and support!
Jo McFadyen	Foxton, New Zealand	2017-12-05	Me too James! But I can't get finance to enable me to do it right! Soooo frustrating when I know that it would be cheaper for me to borrow the money than pay rent! Thanks for your support!
Jo McFadyen	Foxton, New Zealand	2017-12-05	Doesn't it! Particularly for mums. A TH on grandma's section would be soooo helpful...or the other way round for that matter. There's many older people that are struggling too that could be so much better off in their own TH on the kids section! Thanks for your support Drysdale...Good Luck!
Jo McFadyen	Foxton, New Zealand	2017-12-05	Totally! I believe TH are socially and psychologically beneficial for people. They encourage communities! Thankyou for your support Ella!
Jamie Crook	Auckland, New Zealand	2017-12-05	I think this would be a great idea, somewhere that the houses can be put as well but with the option of relocating the tiny house if you so choose
Jo McFadyen	Foxton, New Zealand	2017-12-05	Thank you Thank you Rosalie! Exactly! We should be assisted not hindered in our chosen forms of affordable shelter. We have a right to shelter and shouldn't be obstructed in providing our own. But actually, due to building codes

Name	Location	Date	Comment
			that don't allow us to build our own like people use to...the government does have a responsibility to help those are harmed by these laws. i.e. those that cannot afford rents or mortgages. THs would solve so many of these problems! Thanks for your comment Rosalie...Good on you!
Jo McFadyen	Foxton, New Zealand	2017-12-05	Totally agree Terry! Thanks for your support!
Lucy Cooper	Greytown, New Zealand	2017-12-05	I'm signing because smart, small homes are the future, not just as a modern approach to tackling the housing crisis, but as a long term sustainable housing model for NZ.
linda smith	dahab, Egypt	2017-12-05	every person deserves a home
Elishia Romero	New plymouth, New Zealand	2017-12-05	This a creative common sense solution that empowers all involved.
Raewyn Andrews	Christchurch, New Zealand	2017-12-05	I'm signing here because I think the tiny home initiative is a fantastic idea especially for single elderly or low income people
Raewyn Andrews	Christchurch, New Zealand	2017-12-05	Also would be awesome for social housing I would live in one that's for sure
Kate Arlidge	Napier, New Zealand	2017-12-05	I think tiny houses are an awesome idea ! About to live in one myself for 12 months - being towed by a land cruiser. 12 months round Australia! But it's what this world needs! Affordable housing. A 4 x 2 is not the ideal. People need a roof over their head. That's all
Danny Mortensen	Morpeth, Australia	2017-12-05	It's a bloody good idea for the homeless
ANA SELLERS	Australia	2017-12-05	I agree there r too many homeless families and theseTiny homes are much better and safer than sleeping outside or in cars
Dorothy Culloty	Wellington, New Zealand	2017-12-05	We need alternative housing solutions.
Araceli Iriarte	Argentina	2017-12-05	tiny houses &lt;3
Annie Horgan	Christchurch, New Zealand	2017-12-05	A much-needed stepping stone to fill a large gap in the housing market...!
Margherita Marra	Rome, Italy, Italy	2017-12-05	Dobbiamo veramente raggiungere 1000 firme
Bernice Moon	Yarrabilba, Australia	2017-12-05	This is absolutely a great idea cheers NZ
Nikora Davis	Pukekohe - Auckland, New Zealand	2017-12-05	Totally support this!!

Name	Location	Date	Comment
Nikora Davis	Pukekohe - Auckland, New Zealand	2017-12-05	Totally support this cause!!
Alice Munro	Wellington, New Zealand	2017-12-05	Too many people are suffering through homelessness or being forced into unsuitable accommodation. Tiny houses would help a huge number of people to have a home.
Carol Crotty	Christchurch, New Zealand	2017-12-05	Because it's a great idea
Hannah Airey	Christchurch, New Zealand	2017-12-05	This really needs to happen. Giving people the opportunity to live a simple life, to live without massive mortgages, to address the affordable housing crisis, to make less of an impact on our environment, to be free to live off the grid. Let's do this!
Jodi Botting	Auckland, New Zealand	2017-12-05	It's a good idea
Peta Stavelli	Waiheke, New Zealand	2017-12-05	Tiny houses could make huge differences in the lives of many.
Julie Eccleshall	Auckland, New Zealand	2017-12-05	Love tiny houses and yes we need emergency shelter for our homeless. Winter would have been better but hey just get them built but help teach them to take pride in their surroundings and build beautiful gardens and walk ways for them to be proud of and foster.
Robbie Jenkins	Manukau City, New Zealand	2017-12-05	Great initiative we can do it
Tony Foulkes	auckland, New Zealand	2017-12-05	A very good cause worth supporting
Robbie Jenkins	Manukau City, New Zealand	2017-12-05	Wow good on you
ian haussmann	West coast, New Zealand	2017-12-05	Better for everyone long term
Yvonne Holcombe	Levin, New Zealand	2017-12-05	I think part of the housing solution will be extended families living together on one property and tiny homes would help achieve this.
Belinda Lubkoll-Young	New Plymouth, New Zealand	2017-12-05	I can see the positive impact a tiny house movement could have for our country.
Karen Albert	Auckland, New Zealand	2017-12-05	Because it makes sense
Christiane Winter	Thames, New Zealand	2017-12-05	The best idea!



Name	Location	Date	Comment
amanda heasley	Christchurch, New Zealand	2017-12-05	Im signing this as I believe this is a wonderful idea, my children couldnt afford a house, but they could afford to live in a tiny home. It gives people options to be independent.
konstanca palzer	motueka, New Zealand	2017-12-05	I am signing this petition because I can imagine this to be one fast way out of NZ's housing crises which includes want-to-be home owners as well as tenants.
Henrik de Blij	Queenstown, New Zealand	2017-12-05	Living big in a small space makes people happy and is good for the environment. Tiny houses make the world a better place!!
Louise Deane	Thames, New Zealand	2017-12-05	There is a need for healthy affordable homes and most people can't afford the costs of compliance for standard housing
Rochana Moon	Wanaka, New Zealand	2017-12-05	I live in the Queenstown lakes district, and because of the constant lack of accommodation, we have built a tiny house and live in it, it is wonderful and we love it, but according to our local council it is totally illegal! This needs to change!
holly armitage	waitakere ranges, New Zealand	2017-12-05	Im registered nurse and have been saving in kiwisaver for a first home, but as a single person in auckland im finding i cant afford to buy alone. in nz anywhere actually. I asked kiwisaver if i could buy a house truck or a tiny home or build on a freinds property and i cant do any of those things. Kiwisaver is a waste of time. so I will keep saving to build my own tiny home.
Mary Caldwell	Motueka, New Zealand	2017-12-05	Its a great idea and makes sense .
Jo McFadyen	Foxton, New Zealand	2017-12-05	Yes Amanda...young people are really struggling with rents and have little hope to ever get on the property ladder. A Tiny House is an investment and meanwhile gives them cheaper BIG living! Thanks for your support!
Jo McFadyen	Foxton, New Zealand	2017-12-05	It does make sense doesn't it? A Tiny House maybe not for everyone but so many would love one and it would assist so many the housing problems we have in NZ! It's a WIN WIN for everyone involved. Thanks heaps for your support Karen!
Jo McFadyen	Foxton, New Zealand	2017-12-05	I agree Christiane. There are many who would love their very own Tiny House enabling them to be in control of their own destiny again! This initiative would assist so many of housing problems and is good for the environment too! Thanks for your support Christiane :-)
Jo McFadyen	Foxton, New Zealand	2017-12-05	Wouldn't it! I believe Tiny Houses are great for the environment, socially and psychologically for those who are struggling, the homeless and young people trying to get on the property ladder. Thanks so much for your support!
Jo McFadyen	Foxton, New Zealand	2017-12-05	Yes...I think so too, and it's great to see people getting behind this! Thanks heaps for your support!

Name	Location	Date	Comment
Jo McFadyen	Foxton, New Zealand	2017-12-05	Thank you Tony for your support...I totally agree! This initiative could really help so many people struggling with accommodation problems and it's good for the environment too!
Jo McFadyen	Foxton, New Zealand	2017-12-05	Thank you so much for your support Nikora! Me too!
Jo McFadyen	Foxton, New Zealand	2017-12-05	Me too Raewyn...I love tiny living! So much easier...small living enabling LIVING BIG!
Jo McFadyen	Foxton, New Zealand	2017-12-05	Thanks heaps for your support! :-)
Jo-Anne Smith	Paeroa, New Zealand	2017-12-05	I'm signing this as I will be in the boat as she is as rent to height even in small towns like Paeroa
Jo McFadyen	Foxton, New Zealand	2017-12-05	Yes! I think Tiny Houses encourage community. They help people to come together helping each other like families but also the Tiny community, while being good for the environment too! Thankyou for your support Yvonne!
Jo McFadyen	Foxton, New Zealand	2017-12-05	I totally agree Ian...It's a WIN WIN for everyone involved! Thanks so much for your support!
Jo McFadyen	Foxton, New Zealand	2017-12-05	Yes...I think Tiny Houses are good for us psychologically and socially, as well as the environment. They give us control in our destiny again! Thanks for your support Henrik!
Jo McFadyen	Foxton, New Zealand	2017-12-05	Me too Belinda! This initiative could assist so many of the housing problems we're experiencing and they're good for the environment too! They're good for people psychologically enabling control in their own destiny. Thanks for your support!
Hans Wuthrich	Whangarei, New Zealand	2017-12-05	Awesome idea.
Reuben Vick	Christchurch, New Zealand	2017-12-05	it sounds good
Sarah Cross	Southampton, UK	2017-12-05	I'm looking forward to living in a tiny house when I don't need the big family home anymore.....
Raewyn Andrews	Christchurch, New Zealand	2017-12-05	Most Welcome
Karla Mohi	Tauranga, New Zealand	2017-12-05	This is a great initiative and New Zealanders need to be more open to the idea of tiny house living. It will play a huge role in our housing shortage problems. Will support this %100
Coralie Winn	CHCH, New Zealand	2017-12-06	I know a number of people who, due to circumstance and life's choices will never be able to own a home. We need housing solutions, this is one option.

Name	Location	Date	Comment
Paul Hawley	Christchurch, New Zealand	2017-12-06	Would be nice to not be co-dependent on strangers to pay their rent. Very surprised that we don't already have this in place. Considering the lower birth rates and increase in couples without kids this is a needed commodity for future proofing the country.
Bethany Morrow	Christchurch, New Zealand	2017-12-06	Great cause
Jo McFadyen	Foxton, New Zealand	2017-12-06	Me too Sarah...my son and I don't need a big house. All we need is something warm, dry and affordable, preferably our own so that we aren't at the mercy of the market. Good Luck to you and thank you so much for your support!
Jo McFadyen	Foxton, New Zealand	2017-12-06	Doesn't it! Its a no brainer...WIN WIN for everyone involved! Thanks heaps for the support Reuben!
Jo McFadyen	Foxton, New Zealand	2017-12-06	I totally agree Hans. There are so many people that could be helped with this initiative, and it's good for the environment! Thanks for the support!
Jo McFadyen	Foxton, New Zealand	2017-12-06	Yes...many are struggling with rent all over NZ, not just Auckland. This initiative could really help so many people and give them back control over their own destiny. Thank you for the support Jo-Anne!
Lisa Bardebes	Tauranga, New Zealand	2017-12-06	It is the only way forward to fix our communities and people x
Jo McFadyen	Foxton, New Zealand	2017-12-06	Yes...you're right Julie. There were so many desperate people during winter that would have loved a tiny house. When you aren't worrying about paying huge rents you might have more time available to be able to beautify your environment! People do tend to put much love into their Tiny House and it's garden. They get quite emotionally connected to them! Thanks for the support Julie!
fiona webster	Alice Springs, Australia	2017-12-06	I'm signing this because I am a kiwi who works in both NZ and Australia and a tiny housed base would suit me very well. I have also seen the benefits of tiny houses. I have lived in Dunedin where it is cold for much of the year. Its much cheaper to heat a tiny house than a large drafty villa, and much cheaper to buy for those struggling to get on the property ladder.
Jo McFadyen	Foxton, New Zealand	2017-12-06	I think so too Jodi! This initiative could help so many people struggling with accommodation, but its also economical for the government and councils to work with this, as well as good for people and our environment. Thanks for the support Jodi!
Quentin Todd	Hamilton, New Zealand	2017-12-06	I believe in options for those who cannot afford a house
Jo McFadyen	Foxton, New Zealand	2017-12-06	Yes...exactly Peta! People struggling with rents, unable to buy property, and the vulnerable in society, homeless,

Name	Location	Date	Comment
			families, elderly, even young people and students could really benefit. Meanwhile this initiative could get more trade apprenticeships and jobs for the young...Train them up in the building industry! Thanks for the support Peta!
Michelle Simmons	Christchurch, New Zealand	2017-12-06	It's a great cause and desperately needed.
Heather Garland	Thames, New Zealand	2017-12-06	great idea. so many homeless in Thames. no houses to rent. this would give hope to many.
Jo McFadyen	Foxton, New Zealand	2017-12-06	Thank you for the support Margherita!
Jo McFadyen	Foxton, New Zealand	2017-12-06	Yes...Let's do this! Totally agree Hannah. Wouldn't it be great! Thanks so much for the support!
Jo McFadyen	Foxton, New Zealand	2017-12-06	Thanks for the support Mary. Yes...I think so too...It's a no brainer really!
Jo McFadyen	Foxton, New Zealand	2017-12-06	Exactly Karla! We need to start thinking laterally about how we live because conventional thinking is not solving the problems! Thank you so much for you support Karla!
jamie Rennie	Christchurch, New Zealand	2017-12-06	People don't need expensive big homes they just need a roof over there heads this small home idea is awesome
Lauri Shore	Christchurch, New Zealand	2017-12-06	Housing people should not be a crisis in this country, but it is. The problems are resources and who controls resources. Tiny homes brings housing back to a less resource intense level of accessibility. And greater possibility of more people achieving personal control of the resources that it takes to house themselves. This is a much healthier idea than having people trapped in rental apartments and the lack of control of your resources as renters. And gets people out of a market that confines itself so much that the cost of home ownership and supply of housing is causing a crisis.
Johanna von Hunerbein	New Plymouth, New Zealand	2017-12-06	Tiny houses are a solution (and awesome)
carolyn Smith	Forrest Hill, New Zealand	2017-12-06	Perfect for the homeless and our vulnerable members of our society.
David Clark	Christchurch, New Zealand	2017-12-06	Tiny houses are amazing!
Jo McFadyen	Foxton, New Zealand	2017-12-06	Exactly Paul. Giving people control of their own destiny again! Thanks for the support!
Jo McFadyen	Foxton, New Zealand	2017-12-06	Yes...and there are going to be more and more that can't afford to buy conventional houses. At least Tiny House would be there own and an investment! Thanks for the support Quentin!

Name	Location	Date	Comment
Jo McFadyen	Foxton, New Zealand	2017-12-06	I agree Lisa. Tiny house communities are great, and this initiative would give those most in need to take control of their own lives again instead of being at the mercy of the market! Great for the environment too! Thanks for the support!
Jo McFadyen	Foxton, New Zealand	2017-12-06	You are right Heather. We have a housing crisis around the country not just in Auckland. So many Kiwis can't afford shelter...It's shameful! A tiny home would enable BIG LIVING! Give them control over their own destinies again! Thanks for the support Heather!
Jo McFadyen	Foxton, New Zealand	2017-12-06	Yes...I think so too Bethany! It's gotta be better than the status quo that isn't working, leaving people homeless and in despair. This initiative would help so many! Thank you so much for your support!
Jo McFadyen	Foxton, New Zealand	2017-12-06	Exactly Fiona. Totally agree. So much healthier, cheaper, small living enabling BIG LIVING! Thank you for your support!
Jo McFadyen	Foxton, New Zealand	2017-12-06	Yes...it is! There are so many Kiwis in despair of ever owning their own home and far too many that just can't even afford rent anymore! This initiative would really help a lot of people! Thanks for your support Michelle!
David Russell	Invercargill, New Zealand	2017-12-06	This is a no brainer. It is the answer to emergency housing as well, and we seem to be getting more of these as Climate Change and more natural disasters kicks in. There should be a yard full of these in all cities, for distribution as required.
Trish Yates	Rotorua, New Zealand	2017-12-06	I see the sense of this.
Ren B	Auckland, New Zealand	2017-12-06	Why not restrict golf-courses from residential zones and replace them with tiny villages. And not just so we can call them Lilli-puts, but lols.
lyeta payet	Glenross, New Zealand	2017-12-06	It's more affordable. Why not.
Muriel Moran	Motueka, New Zealand	2017-12-06	This is a project with long term benefits and skill building opportunities.
Lynne Holdem	New Plymouth, New Zealand	2017-12-06	This initiative has worked in Australia
tania minnell	newzealand, New Zealand	2017-12-06	im in need of one of these as i cant afford rents today on benift
Taunya Kearns	Christchurch, New Zealand	2017-12-06	We live in Christchurch and my daughter and son can not afford to buy their own homes here so to be able to save enough money to buy a small piece of land and get a grant to do that and put a tiny house on it would be brilliant.

Name	Location	Date	Comment
Justin Rogers	Christchurch, New Zealand	2017-12-06	Retirement plan - his and hers tiny houses somewhere neat! Leave the suburban section for families, once we're done with it.
Kent Yogipranajaya	Nelson, New Zealand	2017-12-06	Warwick is a nice man. I met him at the airport which at the time I got no one to pick me up, he sit next to me and we had a chat. At the end, he offered me a ride home which was a complete different direction from his house! Thanks Warwick, this is how I pay you back.
Anna Hughes	Dunedin, New Zealand	2017-12-06	It's a real solution to homelessness and community and will create a more sustainable society.
Lance Cablk	Auckland, New Zealand	2017-12-06	sounds like a good idea!
peter grattan	Vienna, Virginia, US	2017-12-06	i see how successful they are overseas.
Melissa Glanville	Greymouth, New Zealand	2017-12-06	It's a great idea
Milo Gilmour	Wanaka, New Zealand	2017-12-06	Small is all you need. Stop the trend of greed and gluttony - bigger is not always better
Mel Whitfield	Wellington, New Zealand	2017-12-06	Great option for helping people get into a house.
Sarah Cross	Southampton, UK	2017-12-06	Yes no mortgage to be chained too, preferably land to be more self sufficient, where people can camp and enjoy our beautiful countryside especially children who have never experienced outside of towns and cities...One Day..... Good Luck with your Son and Your Independence 💎💎
Rhonda James	Tauranga, New Zealand	2017-12-06	It makes sense! And can get NZers into their own home....
Emma Nelson	Auckland, New Zealand	2017-12-06	Tiny house communities make sense
Sky Obrien	Rotorua, New Zealand	2017-12-06	It's a great idea
Blain Nicholls	Auckland, New Zealand	2017-12-06	Housing is needed
Jeannette Brock	Whangarei, New Zealand	2017-12-06	Support the idea
fiona wallen	Queenstown, New Zealand	2017-12-06	We desperately need housing im Queenstown for our single workers and single mums and low income families plus our itinerant population amd mental health patients. There has been a single man who os depressed and suicidal who cannot find a place to live here. There are renters who are asked to leave the house at Xmas an Easter so the owner can holiday im tje house they rent out. Our single

Name	Location	Date	Comment
			young workers on minimum wage are forced to live 4 people sharing a room to afford our ludicrous rents. Our rental prices have gone up 300 - 400 dollars just in the last 3 years real estate agents are part of this push in prices. What's happening in QT is outrageous. Teaching trade and providing small warm healthy homes should be part of our crisis solution.
Paul Greenslade	Darwin, Australia	2017-12-06	I agree that the tiny house movement is far superior to living under a bridge.
Jenny Flavell	Paraparaumu, New Zealand	2017-12-06	Been thinking this for a while it's a good idea and people get to own their affordable homes.
Eunice Vaega	Australia	2017-12-06	Everyone has a right to have a home
Gretchen Hamilton	London, New Zealand	2017-12-06	As a woman who will never be able to get on the housing ladder on NZ with such inflated house prices I see this as an opportunity for people like myself or those on need to have a chance to have a small home if their own
Solomon Vi	Auckland, New Zealand	2017-12-06	Would be good with drug alarms in them also.
Debbie Kelly	Wellington, New Zealand	2017-12-06	This is the future
Cherie Chapman	Bluff, New Zealand	2017-12-06	This makes so much sense.
Kathy Viney	Christchurch, New Zealand	2017-12-06	This is such a great opportunity to provide modern, warm, insulated housing stock for those being locked out of the housing market.
Annick Janson	Hamilton, New Zealand	2017-12-06	Tiny houses are great solutions to our population growth rate!
Stan Relihan	Australia	2017-12-06	This is a great initiative for people that might otherwise be homeless or have to live in a trailer park
Ruth Cole	Auckland, New Zealand	2017-12-06	This is a sound idea which could also provide employment in the regions.
Neveen Haroun	Doha, Qatar	2017-12-06	Everyone needs a place called home
John Double	Auckland, New Zealand	2017-12-06	It helps
Lee Raharuhi-Buchanan	Australia	2017-12-06	The homeless should have housing
Onyx McNeill	New Zealand	2017-12-06	I totally agree
Gary Philpott	Australia	2017-12-06	There before the grace of God go I

Name	Location	Date	Comment
Megan Park	Tauranga, New Zealand	2017-12-06	Because one day I hope to be able to own my own Tiny House. No need for some monstrous ugly box jammed on a tiny section. A tiny house on tiny section will do me just fine💎
Robin Williamson	Palmerston North, New Zealand	2017-12-06	It's a great solution to the some of the current housing woes.
luis velocci	Auckland, New Zealand	2017-12-06	I think that the alternative of a little house is a basic solution for many of the homeless and even for me too.
Meridith Rubins	Mooloolaba, Australia	2017-12-06	The government needs to stop wasting money and help the homeless!!
lyn gaddes	Christchurch, New Zealand	2017-12-06	It's the right thing to do
gabi Leven	Tweed Heads, Australia	2017-12-06	You would be helping the Government. They should appreciate that!
Kim Afualo	Auckland, New Zealand	2017-12-06	This is a great idea, for the community, love it
Alex Rodger	Trentham, New Zealand	2017-12-06	i think its a great idea
STEVE GILLIGAN	Te Puke, New Zealand	2017-12-06	This is a obvious solution for housing crisis and stepping stone for those trying to get into owning their own home. Great idea for those with large properties looking at downsizing.
Lisa Olivier	Christchurch, New Zealand	2017-12-06	This is very cool.
Allan & Robina Johnston	Gore, New Zealand	2017-12-06	Yes small houses. With an ageing population n huge deficit in staff for retirement homes this has to be part of the solution and alongside this a co-housing concept. Hall with kitchen n make a mini satelitte community please.
Vanessa Stewart	Tauranga, New Zealand	2017-12-06	Awesome ideal, time for change and time to help our people in all nations
Sarah Mcphee	Wellington, New Zealand	2017-12-06	We are importing prefabricated expandable tiny homes to help address this exact problem. They arrive late December & plan to have it available for viewing in Wellington. This will go a long way towards affordability & independence for a lot of walks of life! We need to get councils on board to help our homeless.
Audrey Nikora	hamilton, New Zealand	2017-12-06	these little home,s are ideal.cost effective and take up very little space come on jacinda do the RIGHT THING for the PEOPLE



Name	Location	Date	Comment
Paul King	Christchurch, New Zealand	2017-12-06	Tiny houses are a good idea
Stephanie Scherner	Wanaka, New Zealand	2017-12-06	i would love to live in a tiny house. But the council makes it really hart to find a spot to put it.
tracy Ireland	whitianga, New Zealand	2017-12-06	Tiny houses, Love it
William Armstrong	Australia	2017-12-06	AS a Kiwi we need to do something re homeless, affordability of housing. I would like to move home again but the cost of housing stops me.
Wyn Dragovich	Rotorua, New Zealand	2017-12-06	Everyone deserves a home :)
Nellie Searell	Northland, New Zealand	2017-12-06	It looks an ideal solution to some of the problems facing homelessness to give people self esteem and some privacy.
Sheila Ibison	London, England, UK	2017-12-06	It's essential and cheap accommodation
Nancy McShane	Christchurch, New Zealand	2017-12-06	Totally agree with this initiative! Let's do this!
Michaela Alvares	St. Marys, Australia	2017-12-06	Why build McMansions where most of the time only one or two bedrooms are used? There should be a choice for singles or couples to live in smaller homes that suit their needs better.
Stephanie McKee	Coromandel Peninsula, New Zealand	2017-12-06	This is just a very good idea. !
Dominique Jeffries	Kamloops, Canada	2017-12-06	I want to support this great project
Jo McFadyen	Foxton, New Zealand	2017-12-06	Thank you so much for your support Kim! Yes...I agree. Tiny homes bring community's back together. They are great socially and good for the environment!
Jo McFadyen	Foxton, New Zealand	2017-12-06	Yes...me too Jenny! People really need an initiative like this...they get to control their own destiny instead of being at the mercy of the market! But it's also good for community and the environment too! Thanks heaps for the support!
Jo McFadyen	Foxton, New Zealand	2017-12-06	Exactly Wyn...NZ even signed up to the responsibility of making sure everyone has the right to shelter and dignity. Putting people in motels doesn't solve our housing crisis...it's just a band aid and an expensive one at that that just gets the vulnerable in debt without anything to show for it. Better to give them a low cost loan to OWN their own Tiny Home! Thanks for your support Wyn!

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Jo McFadyen	Foxton, New Zealand	2017-12-06	Yes Allan and Robina! This has been done overseas with huge success...why not in NZ? Many elderly are struggling paying rent on pensions...it's a no brainer to give them this option and so much cheaper for the government than paying huge retirement home costs! Small Tiny House communities are great socially, for the environment and communities! Thanks for your support!
Jo McFadyen	Foxton, New Zealand	2017-12-06	Thank you so much for your support Audrey! Exactly! Tiny homes are good for humans, gives them a sense of controlling their own destiny, great for community and much less harsh on the environment! We need Jacinda to take this initiative and run with it!!!!
Jo McFadyen	Foxton, New Zealand	2017-12-06	Yup! The councils should be working with people on this. It's in their best interest because it lowers infrastructure costs for them. It's been done overseas very successfully. Sure we need them to be hygienic and safe but technology is available to make this possible, but the councils have to accept that alternative living is here to stay...they should be FINDING solutions and working with people to enable permanent living in tiny homes! Thanks for your support Stephanie!
Jo McFadyen	Foxton, New Zealand	2017-12-06	Yes they are Paul...I totally agree! It's a no brainer...WIN WIN for everyone! Thanks for the support Paul!
Jo McFadyen	Foxton, New Zealand	2017-12-06	Me too Tracy! I just love the whole concept of small living enabling LIVING BIG! Thanks for the support Tracy!
Jo McFadyen	Foxton, New Zealand	2017-12-06	Totally...the world has changed and we need to be thinking laterally, coming up with alternative solutions to our housing needs. It's been done overseas very successfully...WHY NOT NZ? Thanks for the support Vanessa!
Annemarie Gayton	Tauranga, New Zealand	2017-12-06	As a family of 3 on a lowish income this is a potential way we could own something of our own. About 1/2 of our income goes to rent each week and so saving for a home at the moment just isn't a reality.
Jo McFadyen	Foxton, New Zealand	2017-12-06	Very true Steve! Not everyone wants or needs huge houses, why should we be either forced or coerced into building enormous houses...It's illogical. People could really be assisted with an initiative like this. If people choose to live in smaller houses then they should be encouraged, not hindered! Thanks for the support Steve!
Jo McFadyen	Foxton, New Zealand	2017-12-06	That is one of the beautiful things about Tiny homes...is they can't be relocated when the need arises or when someone just wants a different environment. They give people choices. And meanwhile, our vulnerable people like the homeless get to take control of their own destiny again, have the dignity of owning their own home and enables people affordable housing. And it's good for the environment as well! Thanks for your support William!

Name	Location	Date	Comment
Jo McFadyen	Foxton, New Zealand	2017-12-06	Sorry...can be relocated...Duh, typing too fast! :-)
Jo McFadyen	Foxton, New Zealand	2017-12-06	I do too Alex....There are so many people an initiative like this could really help...and WHY NOT? Its better, economically, environmentally, socially and psychologically! Thanks heaps for your support!
Jo McFadyen	Foxton, New Zealand	2017-12-06	Yes...I think so too Nellie! Just think of the all the money spent on motels! This could have provided those families and homeless with their own Tiny home! Thanks for your support Nellie!
joshua rice	chrustchurch, New Zealand	2017-12-06	I think it is a far more sustainable approach to motels and with growing population people need to get used to smaller housing concepts. Also a great way to train young builders in nz
Alistair McKee	Otaki, New Zealand	2017-12-06	I am a very strong supporter of this SMART (Specific, Measurable, Achievable Realistic, Timely) approach to homelessness, GENUINE housing affordability (see OPAL Project definition= and intergenerational reconciliation. Go THOW!
Lara Turrall	CHRISTCHURCH, New Zealand	2017-12-06	people need this
Christine Jones	Tauranga, New Zealand	2017-12-06	this needs to happen
Esther Topfer	Whanganui, New Zealand	2017-12-06	We need a cheap option to house the nation!
Lindy Roberts	Hokitika, New Zealand	2017-12-07	Conservative beaurocracy is standing in the way of making living quarters that are better suited to our needs than the templates generated and legislated in previous eras. We need to be more adaptive and forward looking.
sue MacDonald	Auckland, New Zealand	2017-12-07	Tiny houses are the answer to many problems.
lisa Hattrick	Nelson, New Zealand	2017-12-07	agree!
Heather Ballantyne	Tauranga, New Zealand	2017-12-07	it will create employment for builders and enable people to own a first home. Land rental options need to be made available as well.
Simon Harvey	Auckland, New Zealand	2017-12-07	I'm signing because affordable housing is a basic need.
matthew stacey	Australia	2017-12-07	Its the right thing to do
clare o'connell	new plymouth, New Zealand	2017-12-07	There is such a need and housing should be a right for everyone and not an opportunity for the rich to get richer

Name	Location	Date	Comment
Tan Maihi	Auckland, New Zealand	2017-12-07	Something needs to be done to address the huge problem we face...be that change Labour!
Linda Andrews	Napier, New Zealand	2017-12-07	I know what it is to be homeless. At 63, a tiny house would be something I could afford. At 65, my level of rent will be unsustainable. Two years of fear....
Sharron O'Reilly	New Plymouth, New Zealand	2017-12-07	I believe in this!
Lorraine Stewart	Auckland, New Zealand	2017-12-07	There's a model of tiny housing initiative in the States rent to buy and very successful. House the people.
jemma tate	Auckland, New Zealand	2017-12-07	💎💎
Julian Mason	Matamata, New Zealand	2017-12-07	We need a new paradigm for rapid deployment of housing. Tiny houses are part of it.
Mary Stevens	Whangarei, New Zealand	2017-12-07	Something has to be done quickly.
Ben Tilbrook	Australia	2017-12-07	Im signing this because i think its such a great plan and think the smaller the house the homier the feel. Its a good initiative to get more people into shelter.
Jo McFadyen	Foxton, New Zealand	2017-12-07	I hear you Linda...you are not alone. There are many people in similar situations that this initiative could really help! Good on you and thanks for the support!
Jeanette Wilkinson	Dunedin, New Zealand	2017-12-07	Dear Jacinda, please seriously consider changing rules to the RMA to allow for tiny houses as a viable option to help eliminate the current housing crises in NZ. These homes are cost effective, can be completely self sufficient for energy and have a small footprint on the land, which is great for the environment. I believe that this could be the future of housing for many people in this country, but the current rules and regulations both at a national and local government level makes it very hard to establish tiny house communities and your consideration of this would be greatly appreciated. Kind regards Jeanette Wilkinson
Brenda Ardern	New Plymouth, New Zealand	2017-12-07	It's a good idea !
Juliana Taylor	WAITARA, New Zealand	2017-12-07	So people can learn a new trade so they can built them a home for there whanau.
karl fiddes	Auckland, New Zealand	2017-12-07	it's a good idea
Catherine Hornblow	Auckland, New Zealand	2017-12-07	Our original house truck is over 30 years old and we are still living in it and loving it. When we wanted more space we parked a second one right next to it-brilliant

Name	Location	Date	Comment
Linda Gray Brett	Auckland, New Zealand	2017-12-07	We need these types of homes to house more people sustainibly. Let's make it easier to implement
Cheryl Davies	New Zealand	2017-12-07	I am new to New Zealand and do not have a 20% deposit to buy a house. A tiny house is the only way I can get my own home here.
Vanessa McLellan	New Plymouth, New Zealand	2017-12-07	I think it's a potential solution for the housing crisis.
Angela Tiller	Christchurch, New Zealand	2017-12-07	So many children being affected by homelessness and being put at risk in sheltered accommodation
Stacey Walker	Masterton, New Zealand	2017-12-07	Absolutely we need to do something!
Janna Young	Christchurch, New Zealand	2017-12-07	This is so needed for those to be given an opportunity to live healthily and well
Jacqueline Broderson	auckland, New Zealand	2017-12-07	I think it is an excellent idea especially for young couples that can't ever afford to buy their first home.
Ray LONG	Australia	2017-12-07	Worried how you sort the freeloaders, profiteers and bums from benefiting but in principle go go
rose bruce	new plymouth, New Zealand	2017-12-07	Housing first in Utah has an impressive track record against wicked crack/alcohol abuse of successfully housing folk. <a href="https://overcast.fm/+SdRqW8" rel="nofollow">https://overcast.fm/+SdRqW8</a> Loyd Pendleton shares how he went from skeptic to believer in the Housing First approach to homelessness — providing the displaced with short-term assistance to find permanent housing quickly and without conditions — and how it led to a 91 percent reduction in chronic homelessness over a ten-year period in Utah.
Leisa Moorhouse	Tauranga, New Zealand	2017-12-07	I think it is a great idea on multiple levels - this could dramatically improve individual, whānau and community wellbeing
Denise Logan	Bay of plenty, New Zealand	2017-12-07	This is the only way forward and makes sense
Kim Crothall	Nelson, New Zealand	2017-12-07	I know too many people many single woman in their 40s, 50's and 60's who work full time, have excellent credit ratings but because they are lower income earners and don't have a partner can't get loans or mortgages. Hard working people of this age shouldn't have to resort to flatting. A tiny home is a brilliant solution to the housing crises. Seriously you try finding a good home to rent when you are low income! PLEASE its time to think of innovation solutions that can be realised quickly not implemented over a 10 year period. People need houses now.
Jed Smith	Westport, New Zealand	2017-12-07	tiny homes are great

Name	Location	Date	Comment
Mem Almond	New Zealand	2017-12-07	Its obviously a good idea
Jaki Chalmers	Tauranga, New Zealand	2017-12-07	The simple solutions are the best and this is one that helps keep people off the streets and living in cars or incurring debt to WINZ.
shelley williams	Fraser, Colorado, US	2017-12-07	Resident of NZ on holiday in USA. Have seen tiny home initiatives over here and they work.
Clinton Chiffers	Dunedin, New Zealand	2017-12-07	I have thought this type of housing would solve a multitude of problems for significant numbers in society. Could use one myself in a few years.
anne rowntree	Lower Hutt, New Zealand	2017-12-07	Sooner the better
Beckford Ritchie	Dunedin, New Zealand	2017-12-07	Tiny houses are big enough. They leave more land for garden, take less energy to heat, fewer resources to build, can be easily shifted elsewhere and so on.
Clare Robinson	Gisborne, New Zealand	2017-12-07	I want this for our future...mine personally and for the good of our country and the Earth. Do it Jacinda.
Caroline WEATHERSPOON	Whangarei, New Zealand	2017-12-07	Everyone deserves a roof over their head! This might be just the ticket!!!
Annemarie love	waitara, New Zealand	2017-12-07	why not
Geraldine Atkinson	Auckland, New Zealand	2017-12-07	I'm signing because I believe everyone in NZ should be able to afford to have at least a modest roof over their head...
Keimpe Hofmans	Christchurch, New Zealand	2017-12-07	I think this is a great initiative, and will help a lot of people. This will help housing technology advance further as well. Useful new technology is easier to implement in small houses like these.
olive scheibel	Shepparton, Australia	2017-12-07	Everyone needs a roof over their heads. Even a small space is better than living on the streets
chris cato	Australia	2017-12-07	No more violence.
Lucinda Gulliver	Wellington, New Zealand	2017-12-07	Everyone deserves a home
Kim Parkes	US	2017-12-07	I think this is a good idea. People need housing . Now.
Alea Jakta est	Germany	2017-12-07	There's more to be done and WE can do it!
Trudy Leader	WHANGAREI, New Zealand	2017-12-07	This is a great idea.
Fiona Pardington	Waiheke Island, New Zealand	2017-12-07	everyone deserves a home

Name	Location	Date	Comment
Dawn Shearer	Timaru, New Zealand	2017-12-07	We need affordable housing. Developers need to be stopped from putting minimum building sizes on subdivisions because this is also fuelling the lack of affordability.
Lila Price	Auckland, New Zealand	2017-12-07	Everyone needs a home! What an awesome idea!
Alicia Courtney	Moerews, New Zealand	2017-12-07	Fits a good idea
Christine Galvin	Upper Hutt, New Zealand	2017-12-07	This is so needed in this country! Small houses that are affordable!
Mike Lockett	Auckland, New Zealand	2017-12-07	At the moment all the Government seems to be doing is running a policy of smoke and mirrors, in other words doing very little-this concept I think will assist a lot of people in more ways than one.
Natasha Garland	Colyton, England, UK	2017-12-07	I have stayed in a tiny house. In the right setting with local facilities, these would make real homes for the right people.
Steven Madgwick	Auckland, New Zealand	2017-12-07	We need to sort out this housing mess
Christine Arcieri	Delray Beach, Florida, US	2017-12-07	I love Robert Beasley and he showed me this cause.
Rick Swan	Waikanae, New Zealand	2017-12-07	I know people both young and senior who are in need of such dwellings. No doubt there are many more inbetween these demographics.
karyn stewart	Christchurch, New Zealand	2017-12-07	We all need somewhere to call home
Fiona Scott	Shirley, New Zealand	2017-12-07	It's a great idea
Susan Louie	Auckland, New Zealand	2017-12-07	Every needs a home
Pamela Rigg	Whanganui, New Zealand	2017-12-07	Housing security is a basic human need and right
Lesley Sutherland	Australia	2017-12-07	I love this idea
Jayne Fleming	New Plymouth, New Zealand	2017-12-07	Everyone deserves a home
Joy Bone	Auckland, New Zealand	2017-12-07	Everybody deserves a home
Jenny Ager-Pratt	Tauranga, New Zealand	2017-12-07	I believe this is a great project. ..not everyone wants / needs a \$500,000 home...they just want a home!

Name	Location	Date	Comment
pam henson	Nelson, New Zealand	2017-12-08	This tiny house is a better solution to homelessness than motels or hostels. they are quite cheap and can be built quickly. Developers are never going to build them because they can't make megabucks out of the sales.
Bronwyn Norris	Auckland, New Zealand	2017-12-08	I am in the same position my rent is 76% of my benefit which includes disability, accommodation and temporary support. I feel I am existing not living. I would love to live in a tiny house in an even way.
kathryn stevens	Auckland, New Zealand	2017-12-08	Everyone deserves a home
alethea shackleton	Dunedin, New Zealand	2017-12-08	It is nessecity and every needs a nice wee roof in this extreme land -unless they dont want and they hard core super protesting.. but everyone deserves a decent roof over their head four all seasons.. with light to come in and for health and mana for all peoples uni young and old and mental and ill and with little cash or artists or gardeners or mystics or poets or sages or hard working life is expensive everyones.
Thomas Barker	Christchurch, New Zealand	2017-12-08	House prices are ridiculous
Rosanne Robertson	Wellington, New Zealand	2017-12-08	It sounds like a great idea!
David Etherington	Tauranga, New Zealand	2017-12-08	I am sick of seeing bigger and bigger monstrosities being built. Enough Ego and more love needed.
Prudie Valerie Wharepapa-Peneha	Palmerston North, New Zealand	2017-12-08	GOOD LÜCK && ALL THEE VERY BESTED...!!...##◆#◆#◆##...
maryann allen	Auckland, New Zealand	2017-12-08	Tiny is the greatest solution
Janice Gravett	Motueka, New Zealand	2017-12-08	house prices are ridiculous & unaffordable for so many
Susan Isemonger	Auckland, New Zealand	2017-12-08	It covers so many needs. Cost. More housing. Viuable. Quick erection. Immediate results.
Robert Hudson	dunedin, New Zealand	2017-12-08	My Mum and I would love to have one of these each. To store our collectables and live in.
Ken Hildebrandt	Nathalie, Virginia, US	2017-12-08	It's the humane thing to do. Hope you come through!
Anne Lovell	Kapiti Coast, New Zealand	2017-12-08	This is a great initiative and desperately needed in our country to solve homelessness. Sadly in our nation houses are unnecessarily bigger and families smaller. Let's have more equality.



Name	Location	Date	Comment
Ann Michelle	Napier, New Zealand	2017-12-08	Tiny houses can be part of the solution
Jan Lindsay	Auckland, New Zealand	2017-12-08	I know people who would greatly benefit from such a scheme.
Christine Knowles	Motueka, New Zealand	2017-12-08	In my job I meet quite a few homeless people, this initiative would help address homelessness in a lot of cases. If these homes were available it may even drive down rental prices.
Christine Knowles	Motueka, New Zealand	2017-12-08	If you can afford collectables you may not qualify for one of these homes. Some of the homeless people I come across in my work only have the clothes they are wearing and struggle to find money to buy food and pay medical bills let alone buy collectables.
Christine Bensemann	Australia	2017-12-08	We need to be able to provide for the vulnerable..this initiative would see traineeships apprenticeships in building electrical. It would take care of home vulnerability..provide better use of landspace. And remove isolation for our most at risk.
Tina Shaw	Whangarei, New Zealand	2017-12-08	This is very needed so many are homeless it's very hard to find a place
Sophie Kennedy	Queenstown, New Zealand	2017-12-08	What a great initiative!
Peter Karl	Hamilton, New Zealand	2017-12-08	Need lower cost housing and less resource consents. My nephew wanted to cross lease and put a second house on his section was going to cost in excess of \$100K before work started.
N w Izard Izard	Te Awamutu, New Zealand	2017-12-08	Nwizard
Jacqueline Gibsob	Nelson, New Zealand	2017-12-08	This is such a good idea.
Ted Howard	Nelson, New Zealand	2017-12-08	We can do this!
Carol Bradley	Wellington, New Zealand	2017-12-08	Awesome idea...
hans herleth	Whangarei, New Zealand	2017-12-08	definitely a good, practical start to address our housing crisis.
Yew-Ping Ling	Christchurch, New Zealand	2017-12-08	This makes total sense.
Rebecca Asquith	New Plymouth, New Zealand	2017-12-08	This is a great idea

Name	Location	Date	Comment
Theresa Dobson	Albany, New Zealand	2017-12-08	It just makes sense!
Pauline Clark	Tauranga, New Zealand	2017-12-08	EVERYONE in NZ deserves a roof over their head.
Ali Dast	Australia	2017-12-08	Yeah, please support tiny houses.
David Roughton	Auckland, New Zealand	2017-12-08	Because it is wrong a few profit at the needless expense of others... especially when we can have laws that reflect our stance on oppression. More than money, we need legislation that can enable us to shift from the debt/rental trap, to being free to use our money as we truly desire... no one I have spoken to actually wants to be in debt -to someone making money at their expense. We were born to create, not degenerate.
Teresa Schulz	Feilding, New Zealand	2017-12-08	Too many people these days are locked out of owning their own homes and this is a great way to fill that gap for a time.
Paulette Screen	Pukekohe Auckland, New Zealand	2017-12-08	Great idea
Jo McFadyen	Foxton, New Zealand	2017-12-08	Thats tough Peter...Its not logical with the housing crisis. The councils should be working with people who want Tiny Houses! Thanks for the support!
BARBARA KONKOL	Lidcombe, Australia	2017-12-08	I agree that 'A cohesive government and local council Tiny House initiative in New Zealand to provide solutions and opportunity to escape homelessness, the rental treadmill or housing unaffordability, would enable those in need to take control of their own destiny again.' NZ has a great tradition in house building and can lead the way!
Nicholas west	Bridport, England, UK	2017-12-08	Everyone need surf
margaret gillies	Tranent, Scotland, UK	2017-12-08	I believe everyone deserves a safe and warm place to live and I think tiny homes are they answer a brilliant idea
Mary Ludwig	Gold Coast, Australia	2017-12-08	It's a great idea and wonderful way helping those in need.
Holly Wallace	Queenstown, New Zealand	2017-12-08	Awesome idea. We could create a whole industry around tiny homes and help countless people.
Colin Slade	Wellington, New Zealand	2017-12-08	A home is a home no matter how small.
john grater	amberley, New Zealand	2017-12-08	this is a cost effective way to assist people to live in a dwelling of their own
Marina Ivanoff	Gold Coast, Australia	2017-12-08	This shouldn't even be an issue! Stop trying to prohibit people from saving on housing, solar, water etc!

Name	Location	Date	Comment
Michael Chambers	Portarlinton, Australia	2017-12-08	Great idea...
lara steele	Oxford, New Zealand	2017-12-08	Lara Steele Lincoln Graham
Monique Dare	Motueka, New Zealand	2017-12-08	I fundamentally believe there needs to be a range of safe secure warm housing available to all. Not just for those who can't afford a large house but also for those who want to prioritise their funds in more sensible ways.
Roberta Cummings	Christchurch, New Zealand	2017-12-08	Because this is a great idea and its not Housing New Zealand
Terry Kelly	Labrador Gold Coast, Australia	2017-12-08	Homelessness is wrong
kim sutton	Auckland, New Zealand	2017-12-08	these are great, they are needed. You said Labour would act....Labour would care.....prove it!
Michael King	Christchurch, New Zealand	2017-12-08	I think it's important to explore new ideas for success in housing. The old way has failed.
Heather Anderson	Timaru, New Zealand	2017-12-08	I believe this is the answer to our housing crisis and lack of pay increases for the past 7 years
fiona sole	Wellington, New Zealand	2017-12-08	This is a great idea.
Linda Klok	Christchurch, New Zealand	2017-12-09	Great plan
Helen Webster	Nelson, New Zealand	2017-12-09	I'm signing because it makes so much sense. The size and cost of the usual home in nz are just too much.
Sam Greer	redcliffe, Australia	2017-12-09	Tiny houses rock
Marife Samson	.Blenheim, New Zealand	2017-12-09	It's sustainable
Gina Evatt	Timaru, New Zealand	2017-12-09	I support this initiative because there is a homeless man who livea int eh park. I too have not been able to buy a house and I am in my 40's. How long will it take to save enough money while we pay rent? We need to create a brighter future around affordable housing in this country.
Shelley Ashwell	Australia	2017-12-09	So many people struggle around the world to have a home, homelessness should never happen. Let it be affordable for people to have a place to call theirs.
Robbie Harwood	Timaru, New Zealand	2017-12-09	I love the tiny houses and they should be everywhere as you don't need a huge million dollar house

Name	Location	Date	Comment
Mark Yerbury	Timaru, New Zealand	2017-12-09	it's important to me to see people be able to be in housing
Moiria Murdoch	Wellington, New Zealand	2017-12-09	Homelessness is a blight on our good name.
Maia Bailey	New Zealand	2017-12-09	not only should the govt support this initiative, they should also support setting up land with tap-in infrastructure, to allow people to live in communities of small = homes
Joanne Reilly	Wellington, New Zealand	2017-12-09	I think it's a great idea .....I would live In one and so would all the kids ....love them
Maia Bailey	New Zealand	2017-12-09	affordable is not a \$650,000 home as a first start, affordable is having a home with residual income.. its so disgusting our housing market, over inflated homes, outrageous building materials pricing, grrrr
Raewyn Hughes	Christchurch, New Zealand	2017-12-09	I am signing as I am interested possibly building one for myself
Peter de Joux	Perth, Australia	2017-12-09	It's bloody good idea
Joan Panting	Auckland, New Zealand	2017-12-09	I am stunned by the appalling waste of money that the National Govt used up on emergency housing during their "no Housing Crisis" crisis. The same money spent on Tiny Houses might have made a longer term difference.
Sharon Segal	Johannesburg, South Africa	2017-12-09	Perfect little home for senior citizens who still want their independence
Robyn Bigelow	Whangarei, New Zealand	2017-12-09	Its a sensible idea to have a range of accommodation that is affordable
Chris Cheffings	Rotorua, New Zealand	2017-12-09	No-one should be homeless.
Pep Carruthers	Rotorua, New Zealand	2017-12-09	This is a Sad situation, lets get these Families into Their Own Home, to keep Them All together
Royce Timms	Auckland, New Zealand	2017-12-09	Its a great idea. Beat the monopolies holding us all to Ransome. Fletchers, James Hardie, Auck City Council, and all the other crooks in the building industry. Unionise. Organise. Activate with haste. Thank you.
Catherine Newtom	Auckland, New Zealand	2017-12-09	The single most empowering thing in this world is to on your own home or have decent affordable housing
Steve Tsai	Auckland, New Zealand	2017-12-09	I am Bob's friend :D
Judie Campbell	Palmerston North, New Zealand	2017-12-09	I think this is a potent solution to housing for some.

Name	Location	Date	Comment
Christine Black	Christchurch, New Zealand	2017-12-09	This has so many benefits for health physical and emotional and also improve outcomes for children.
Rosie Andricksen	Auckland, New Zealand	2017-12-09	I am renting but scared I won't be able to afford it much longer. I would love to have a tiny house and be part of a community with solar power and organic communal space. Pleeeeease! Council restrictions and expensive fees are prohibitive and more of us are facing a homeless future despite working hard all our lives. Please help!
Frank Sioneholo	Mutalau, Niue	2017-12-09	I am supporting this to help more people with one of man's basic need - shelter, and help spread the dollar wider to the community.
Ted Howard	Nelson, New Zealand	2017-12-09	The current trend to new very large and expensive mc mansions with little land left for home gardens, orchards, chooks and kids paly areas has to and will stop. Peak everything means this way of living is going to change. The future if we have one, will be smaller and local, and being able to grow at least some food on land around us. We'll be spending more time outdoors helping the land, helping each other. This is not new at all for remnant indigenous folks...we may even transition from homo indoorsians to homo sapiens before it's too late!
Marilyn Edge	Dunedin, New Zealand	2017-12-09	Tiny houses offer a home instead of just accommodation in the interim.
Wikitoria Ngawaka	Rotorua, New Zealand	2017-12-09	Homelessness,unaffordable rents,low incomes increasing inflation,tiny homes offer a solution for everyone to live affordably independently sustainably and happily because if all that!a simple yet gorgeous solution to a real problem facing so many in Aotearoa. Enough of this focus on economy growth and look at building a happy healthy nation. Tiny houses can build communities and can be moved.. housing complexes put up fences, cost the earth and create a life of working to pay the debt to have that 'home' so your hardly there.its time to change how we think,live and coerced to spend and look at real quality of life and needs.Tiny houses are a huge solution to a big problem.Our beautiful land has enough room for all.
Dolores Webb	Wellington, New Zealand	2017-12-09	We are desperate for housing and the Tiny House is an excellent idea,
Barbara Taylor	Auckland, New Zealand	2017-12-09	A) what a great way to get unemployed into training B) to help people into homes Not everyone needs big housesI would love to see this happen
janeine hirst	Auckland, New Zealand	2017-12-09	We need to change the model, think differently in regards to hoising for the homeless. These small homes could be life savers, we need to urgently move on this, before another winter takes mote lives, and more dreams are lost. Hous oir people now!

Name	Location	Date	Comment
Moira Taylor	London, England, UK	2017-12-09	I'm signing because this is innovative, cost effective and inspiring!!!!
margaret Bunt	Auckland, New Zealand	2017-12-09	I am concerned about poverty and lack of housing for the most needy. Here is one initiative to help house a few more
Peter Koole	Auckland, New Zealand	2017-12-09	I can see the reasonable need for this initiative which would help the homeless and the economy, it's a win-win-win
Deborah Croft	Wellington, New Zealand	2017-12-09	Passionate about Superhomes keeping people warm, out of hospitals, off the streets and into healthy homes
Claire Insley	Lake Hawea, Wanaka, New Zealand	2017-12-09	I have no chance of ever owning a real size house
Jo McFadyen	Foxton, New Zealand	2017-12-09	I so totally agree with you Wikitoria! Thank you for your comments...you are spot on!
Jo McFadyen	Foxton, New Zealand	2017-12-09	Exactly Moira! This should not be happening in a country like NZ. Thanks for your support!
Jo McFadyen	Foxton, New Zealand	2017-12-09	Yes...Exactly Terry. It shouldn't be happening in a country like NZ. Thanks for your support!
Jo McFadyen	Foxton, New Zealand	2017-12-09	Exactly Sharon...Elderly are struggling with rental costs. People use to build granny a cottage on their property...now it's no longer viable. This initiative would assist bringing people and communities together again. Thank you for your support!
Jo McFadyen	Foxton, New Zealand	2017-12-09	Yes! Councils and government should be working with people not against them to find solutions! Thanks for your support!
Jo McFadyen	Foxton, New Zealand	2017-12-10	Exactly Joan...and many of those people have ended up owing thousands with nothing to show for it. This initiative could have given them affordable housing security and a future investment. Thanks for your comment and support!
Jo McFadyen	Foxton, New Zealand	2017-12-10	Exactly Serena. The councils could be making this easier allowing more permanent living solution for Tiny Houses instead of fighting people wanting to live sustainably. Thanks for the support!
Jo McFadyen	Foxton, New Zealand	2017-12-10	Yes...although there is a movement of tiny house building companies starting to come out of the wordwork. They should be assisted particularly if they offer building trade apprenticeships! Thans for your support and comment Pam!
Jo McFadyen	Foxton, New Zealand	2017-12-10	Thanks for your comment Gina! Me too....Im 54 and dreading retiring because I don't own my home. This initiative could help so many people!

Name	Location	Date	Comment
Jo McFadyen	Foxton, New Zealand	2017-12-10	Exactly Keimpe! Tiny house people love the technology and are quick adopters! They need to be encouraged not obstructed! Thanks for your support and comment!
Jo McFadyen	Foxton, New Zealand	2017-12-10	Exactly Shelley. There are many successful examples overseas....WHY can't we do it in NZ? Thanks for your comment and support!
Jo McFadyen	Foxton, New Zealand	2017-12-10	Totally Dawn! Government, councils and developers should be working with this initiative rather than obstructing it. Thanks for your comment and support!
Jo McFadyen	Foxton, New Zealand	2017-12-10	Don't we! There is no shortage of expensive homes but there is a desperate need for low cost, affordable homes. This initiative would help in this area. Thanks for your support and comment!
Rhonda Edwards	Wellington, New Zealand	2017-12-10	This is a cost effective way to house individuals who need help
Jo McFadyen	Foxton, New Zealand	2017-12-10	Me too Annemarie...It's tough! This initiative would help me so much....and many others. Thanks for your comment and support! Kia kaha! and much aroha to you!
Jo McFadyen	Foxton, New Zealand	2017-12-10	Yes!!! People used to build their own shanty and ok we need houses that are well built and hygenic but if a tiny house complies WHY NOT? They should be encouraged by both government and councils. Thank you for your support and comment!
Jo McFadyen	Foxton, New Zealand	2017-12-10	Yes...Tiny houses make great training projects because they are quick and cheap to build. The government could be funding trade apprenticeships with tiny house building companies providing jobs as well as helping solve the housing crisis. Thanks for your comment and support!
Jo McFadyen	Foxton, New Zealand	2017-12-10	Totally Leisa! Tiny houses encourage family and community living. They are good for people and community, socially and psychologically as well as environmentally. Thanks for your comment and support!
Jo McFadyen	Foxton, New Zealand	2017-12-10	LOVE IT Justin! Great idea. This initiative would help so many people with their retirement plans. Thanks for your comment and support!
Jo McFadyen	Foxton, New Zealand	2017-12-10	Yes Heather. The councils need to be assisting this initiative providing land and adapting regulations to allow permanent living in tiny houses instead of obstructing them. Thanks for your comment and support!
Jo McFadyen	Foxton, New Zealand	2017-12-10	I hear you Ray. But I'm not saying the money should be free just low cost loans like governments use to provide to low income families For those who choose this life-style it would be wiser to be giving them a loan than endlessly paying accomodtion supplement or motels for that matter. Thanks for your comment and support!

Name	Location	Date	Comment
Jo McFadyen	Foxton, New Zealand	2017-12-10	Totally...me too Alistair! Tiny houses encourage this very thinking. It's worked overseas...why can't we do it in NZ! Thanks for your comment and support!
Jane Clark	Christchurch, New Zealand	2017-12-10	I truly believe this is a viable project to help solve both housing and employment problems in NZ.
Chrissy Harley	Motueka, New Zealand	2017-12-10	It's a human right to have a home no matter who you are. Make it possible.
Melissa Rowthorn	Auckland, New Zealand	2017-12-10	More people need affordable housing options. Lifting local council restrictions to making this possible will enable more people to have safe affordable housing.
Diane Ngamotu	Auckland, New Zealand	2017-12-10	I can't believe this concept or something similar hasn't been actioned before. Great for the smaller family under maybe a rent to buy scheme.Preferable to Natioal spending millions on motel costs with nothing to show at the end of the ordeal.
Marama Sionetama	New Plymouth, New Zealand	2017-12-10	This is worthy of support
Susan Waterson	Auckland, New Zealand	2017-12-10	I think this is so needed, there are so many homeless and so many living in bad situations and need new insulated housing.
Dee Vos	Timaru, New Zealand	2017-12-10	because I am homeless and have to rely on friends to have somewhere to live
Kelvin Shaw	Hamilton, New Zealand	2017-12-10	I don't believe the only way out of the housing crisis is by only building oversized conventional houses to provide shelter and warmth to families. We need to be prepared to think outside the box in looking for solutions, something National seemed unwilling or unable to do
Bruce Hamill	Dunedin, New Zealand	2017-12-10	I'm signing because we need creative ideas like this to address the housing and environmental crises.
Fiona Reed	Melbourne, Australia	2017-12-10	People and their pets need a home
Barbara Eisele	Nelson, New Zealand	2017-12-10	we have a huge housing problem an this is one solution for affordable homes for people
Carol Magee	Te Kauwhata, New Zealand	2017-12-10	This is simply a brilliant idea!
Leah Stewart	Cooranbong, Australia	2017-12-10	Just more evidence that the Liberal government is completely out of touch with the every day person.
Debbie Elliott	Australia	2017-12-10	Sound idea
Jean To	thames, New Zealand	2017-12-10	Tiny houses are a positive response to a growing housing shortage. Affordable, sustainable and quick to erect.



Name	Location	Date	Comment
Mike Kent	Waikanae, New Zealand	2017-12-10	Poverty is the close companion for me! Don't tell me to get a life! I'm qualified as a Chemical Engineer and an MBA and can take a set of books to Trial Balance and Final Accounts.my problem in common with many others was a dismissal from work with but 3 months salary and NO Pension. The trauma and disgrace suffered hit me for at least a year. But, I had to get work in a lesser position.there are thousands whose lives have been blighted in like manner.Cheers,
Anna-Marie O'Brien	Paekakariki, New Zealand	2017-12-11	As a single person on a very low income, I would like to think I have hope of owning a home someday...
Ian oakes	Auckland, New Zealand	2017-12-11	Good initiative to address housing crisis
Denise langmuir	Tasman, New Zealand	2017-12-11	It is the only practical solution for the problem
Julia Reeves	Auckland, New Zealand	2017-12-11	Something is better than nothing. This could be a stepping for a few or a home for many.
Mary Magee	Te Kauwhata, New Zealand	2017-12-11	I think tiny house are just a really awesome solution, to many different problems that people are facing all over this country (Not to mention the World)
eric tan	Auckland, New Zealand	2017-12-11	+1 sustainable / alternative / cost effective housing solutions, or at let me at least take out my own kiwisaver!!! Puuuuhhleeeeeaaasseeeee.
Samantha Muff	Christchurch, New Zealand	2017-12-11	Jan muff
Petria Pearson	RD1 Lyttelton, New Zealand	2017-12-11	clever design and minimising wasted space/products.
Jo McFadyen	Foxton, New Zealand	2017-12-11	Good point Eric! Exactly...instead of obstructing tiny houses the government and councils should be encouraging them! Thanks heaps for comment and support!
Jo McFadyen	Foxton, New Zealand	2017-12-11	I hear you Mike! I've got 2 degrees and now about to submit a masters thesis and I still can't get a job...I'm struggling with housing costs (nearly 50% income)...it REALLY gets me down too. So I decided to build a tiny house but can't get the finance even though it would cost me less than the rent I pay! We need initiatives like this to at least alleviate the housing stress for people...It's a WIN WIN for everyone! Thanks for you comment and support! Good Luck and Kia kaha! :-)
Jo McFadyen	Foxton, New Zealand	2017-12-11	Totally Leah! It's neoliberal socio-economics since the 80s that has got us here...we need to be thinking laterally and encouraging sustainable, community and compassionate living regulations because 'trickle-down' isn't working! Thanks for your comment and support!

Name	Location	Date	Comment
Jo McFadyen	Foxton, New Zealand	2017-12-11	Exactly! Aren't they! Tiny Houses are better for the environment and people, while being very cost efficient and could really help so many people struggling with housing costs. Thanks heaps for your comment and support!
Jo McFadyen	Foxton, New Zealand	2017-12-11	Yes they could...and meanwhile they would have something to show for their costs and somewhere warm and dry to live! Thanks for the support!
Jo McFadyen	Foxton, New Zealand	2017-12-11	I hear you Anna-Marie! There are many people in similar situations that could really benefit from this initiative giving somewhere warm and dry to live, while being an investment that could be a stepping stone to buying a house at a later date. Thanks for your comment and support!
Andy Maloney	Wellington, New Zealand	2017-12-11	We need to look at alternatives to present policies, which are failing to fix the housing shortage for low income people. Developers only want to build big houses to maximize profits- we need a change.
Gloria Kirby	Memphis, Tennessee, US	2017-12-11	Because she's my friend and I support my friend...
Gordon Eagle	Otaki, New Zealand	2017-12-11	This is the most sensible thing to be doing right now. But do NOT place them on valuable productive farm land like in Bombay' Auck. However good for in fill in Town, so can be easily shifted for high rise later.
Errol Greaves	Wellington, New Zealand	2017-12-11	I think this initiative should become one of a suite of responses to the housing crisis.
Anthony Rimell	Christchurch, New Zealand	2017-12-11	I want to give people real choices, and real oportunities to have a home of their own.
Chris Pugsley	Wellington, New Zealand	2017-12-11	Love tiny houses... so easy to live in and look after....
Danya Anderson	Feilding, New Zealand	2017-12-12	Tiny homes are the only solution to a growing population of singles and childless couples, elderly and other downsizers. MAKE IT EASIER.
STEVE ROVERTS	Redcliffe, Australia	2017-12-12	steve n roverts, christchurch, new zealand
Beverley Pemberton	Timaru, New Zealand	2017-12-12	We need a lot more houses
kirk lafferty	auckland, New Zealand	2017-12-12	I want one
Kaye Avery	Auckland, New Zealand	2017-12-12	People need to have housing choice - and to have control over their housing needs.
Carol Payne	taupo, New Zealand	2017-12-12	A normal home is beyond my means but a tiny home is more reachable. Our nation needs to change its thinking and not presume that everyone HAS to live in larger home.

Name	Location	Date	Comment
			Please let these homes be acceptable to council legislation around the country.
Wayne Garraway	Christchurch, New Zealand	2017-12-12	Let the people choose what they live on. We don't all need 5 bedrooms etc.
marcel baajens	paraparaumu, New Zealand	2017-12-12	I live in a small house and it was hard to get it build as council rulers dn regulations are not geared towards small living or communal living.
Anne P. James	Auckland, New Zealand	2017-12-12	Traditional houses are out of reach for most young people. A
Barbara Black	Upper Hutt, New Zealand	2017-12-12	I would love a tiny house not a big 4 bedroom house with just me in it. Tiny house are affordable not these 2 bedroom \$5000 boring efforts one sees in new subdivisions in Upper Hutt, give me tiny and with character!
Tara Moffat	New Zealand	2017-12-12	I need one too 7 rentals in 7 years trying to raise my 7 yr old boy on a single income...life it not easy out here....
Rachel Smith	Auckland, New Zealand	2017-12-12	I would like Kirk to have the opportunity to own his own home as he is an extremely hard working gentleman who is far too generous. It is time that he received some love.
Peter HASSAN	Auckland, New Zealand	2017-12-12	Could help homeless.
William Te Runa	Putaruru, New Zealand	2017-12-12	I want homes available for single persons on a benefit
Leonie Ariel	Auckland, New Zealand	2017-12-12	It's a win win
Louise Smith	Auckland, New Zealand	2017-12-12	I can't afford my own home
Aana Rogers	Matamata, New Zealand	2017-12-12	Wish you all the best chick xx
Lois Madden	Whangarei, New Zealand	2017-12-12	I'm signing because I have a son wth mental health issyes who has nowhere affordable to live.
Graeme Best	Rotorua, Bay Of Plenty, New Zealand, New Zealand	2017-12-12	Tiny house's would be an easy way to help ease the housing shortage across New Zealand.
Janette Williams	New Zealand	2017-12-12	Tiny House more sustainable living is the way of the future. Lets create real communities where people share their talents and look after one another
Samuel Tate	Auckland, New Zealand	2017-12-13	I want to be able to be able to afford and build my own little home.

Name	Location	Date	Comment
Kathy Guidi	Christchurch, New Zealand	2017-12-13	I believe that the future lies in living a more simpler life and also making housing affordable for all!
Peter Wells	Seattle, Washington, US	2017-12-13	We're ready for Christchurch to lead a sustainable future for New Zealand!
Helen Anderson	christchurch, New Zealand	2017-12-13	initiatives, short-long term loans for building or 'rent-to-buy' tiny houses, and council solutions for permanent living in Tiny Houses (or Tiny Houses on wheels, THOW).A cohesive government and local council Tiny House initiative in New Zealand to provide solutions and opportunity to escape homelessness, the rental treadmill or housing unaffordability, would enable those in need to take control of their own destiny again.
Shavarne Rangimarie	Christchurch, New Zealand	2017-12-13	Im signing because i want to own my own tiny house but banks wont loan for tiny homes instead of a large house. And as a earthquake pro i refuse to by a house that doesnt move.
shane williams	auckland, New Zealand	2017-12-13	Its a an obvious and practical idea
Kerry van Rhoon	NSW, New South Wales, Australia	2017-12-13	It's just plain logic. And I want one too
Deborah East	Wellington, New Zealand	2017-12-13	Covenants on new sections mean only big expensive homes are being built - we need smaller, more affordable houses.
Cameron McKechnie	Wellington, New Zealand	2017-12-13	Housing should be a human right. Not a profit center.
Toby Woodson	Auckland, New Zealand	2017-12-13	New Zealanders need affordable housing.
Josh King	Fitzgibbon, Australia	2017-12-13	This makes perfect sense. Not only would it help thousands of people, mums, children and elderly. It would also create jobs for those that are in need. Think about for a minute??? How awesome would it be to get paid to build your own house along with so many others in need. What a fantastic idea for the NZ economy. It could also put NZ in the spotlight for some really great ideas.
Raksha Rughani	Auckland, New Zealand	2017-12-13	A great intuitive to provide affordable housing.
Jill Allen	Witney, England, UK	2017-12-13	It's a fantastic initiative and much needed!
Karen Lee	Whangarei, New Zealand	2017-12-13	The cost of homes and land is ridiculous. It is no longer realistic for many people to achieve the dream of owning their own home. We need a shared approach between government, councils and the people to come up with rules and support that make it possible for alternative homes to be part of the solution.

Name	Location	Date	Comment
jos hellenthal	Diever, Netherlands	2017-12-13	The have to come
Maggie Yau	Auckland, New Zealand	2017-12-14	help the homeless!
Jo McFadyen	Foxton, New Zealand	2017-12-14	Exactly Josh...You're on to it! It would helps so many people, give them some hope and somewhere warm and dry they can call their own. Lots of jobs, great trade training projects...AND for the environment. It's a WIN WIN! Thanks for your support and comment! :-)
Jo McFadyen	Foxton, New Zealand	2017-12-14	Yes Cameron...NZ signed up to Agenda 21 and article 25 saying all people have the right to shelter and assistance from government. But this initiative also actually helps Labour in their ambitious goals and saves them money too! Thanks for comment and support!
Simon Clements	Brisbane, Australia	2017-12-14	I think tiny houses are the way forward and I want to buy one for myself.
frances knoef	Lower Hutt, Alaska, US	2017-12-14	People need affordable housing. Give the low income people hope to own their own home.
Reece Dwyer	Auckland, New Zealand	2017-12-14	I believe it's an efficient way to live and will open up opportunity for many to own their own home who otherwise couldn't.
Alan Nosworthy	Australia	2017-12-15	Why don't kiwis take the initiative again and show us aussies how it should be done.I
Andre Dagenais	Montréal, Canada	2017-12-15	Most people live in houses too big for their needs anyway so tiny houses is certainly a better way
Katie Shannon	Greymouth, New Zealand	2017-12-15	Tiny houses are warm, dry, snug, safe, affordable and offer a place to call home. Every one deserves a home.
Jane Rhodes	Auckland, New Zealand	2017-12-15	Such a cool idea, and so timely...
Eve Macfarlane	Raglan, New Zealand	2017-12-15	I live in a Tiny home with my partner and understand the huge benifits that come with it, not only for the housing problem but for the planet too. We need to sort out our so called "clean and green country nz!" Tiny homes will help this happen, let's make pure NZ true to its name!
Waimarie Tupou	Wellington, New Zealand	2017-12-16	The movement should be highly supported by the government. It's cheaper and eco.
mark newdick	Wellington, New Zealand	2017-12-16	Because so many of my friends need this
Graham John Priest	Waikanae 5036, New Zealand	2017-12-16	I believe it is a sensible solution for people in need who don't require more room

Name	Location	Date	Comment
Cherie Loye	rotorua, New Zealand	2017-12-16	This makes sense!
Mats Birgersson	Stockholm, Stockholm County, Sweden, Sweden	2017-12-16	It is good
Joy McLeod	Diamond Harbour, New Zealand	2017-12-16	It makes sense and hurts nobody.
Rhys Kempen	Karamea, New Zealand	2017-12-17	I have escaped the rent trap by building a tiny home for just over the price of the paperwork I would need to build a home. Tiny home living is a great way for young families to get ahead. Building 240 square metre houses is sucking out economy dry.
Jean Rockel	Auckland, New Zealand	2017-12-17	This makes so much sense. It is good to reward innovation.
Debora Lee	Auckland, New Zealand	2017-12-17	The amount National spent on emergency motel housing in the last few years would have permanently housed many people used wisely. It's way past time for a major rethink.
Leone Marner	Queenstown, New Zealand	2017-12-17	It's needed
Larissa Palmer	Auckland, New Zealand	2017-12-17	Tiny houses are better economically, environmentally, socially and psychologically for the vulnerable, students, low-income singles, family's and women with children, than motel/shelter emergency housing, and could be providing training for youth and jobs in New Zealand.
Ed langston	Timaru, New Zealand	2017-12-17	A small healthy house will always beat a poorly constructed budget house people Cant afford the cost to run - or finance
Vicky Pethybridge	Auckland, New Zealand	2017-12-17	Tiny houses can bring big solutions!
Jillian Sullivan	Dunedin, New Zealand	2017-12-17	People need a safe place to call their own, and helping to build them will provide other with skills and joy.
Julie Deavoll	Cromwell, New Zealand	2017-12-17	Its a great solution.
Deborah Wheeler	Huntly, New Zealand	2017-12-17	I would love the opportunity for a lil house for my 5 year old and myself. Great idea..
Angela Nolan	Auckland, New Zealand	2017-12-17	Tiny houses are great.
Justine Russell	Auckland, New Zealand	2017-12-17	It makes sense.

Name	Location	Date	Comment
Jude bottlik	Eleebana, Australia	2017-12-17	Something needs to be done
Jessica Knight	New Zealand	2017-12-18	My partner and I can't to buy an expensive house. We would love to build our own Tiny Home. We also live as self off the land growing our own vege and have chickens. Be nice to save our money for more self sufficiency and a brighter future sharing our own home.
Elizabeth Rauchert	Trenton, Canada	2017-12-18	I am all for someone having a Home &lt;3
Tania Jenkins	Australia	2017-12-18	I think this is a great idea
Chris Goss	New Zealand	2017-12-18	I would like to build and live in tiny homes! Queenstown (where I live) could thrive with something like this. New, interesting and alternative solutions that make sense!!!!
Kate schmelz	Wanaka, New Zealand	2017-12-18	Because I'll never afford to own my own property in the country I was born and breed in!
Courtney Leonard-Wheeler	Auckland, New Zealand	2017-12-18	Tiny houses are great always wanted one and can help a lot of people.
Pete Smith	Auckland, Auckland, New Zealand, New Zealand	2017-12-18	Because its the right thing to do!
Rebecca Nolan	Christchurch, New Zealand	2017-12-18	Brilliant idea let's all do our share to help others
Annette Dimock	Wellington, New Zealand	2017-12-18	good for people in need of emergency housing instead of motels & accumulation of massive debt to winz Also great training project for youth & unemployed
Kristi James	Wanaka, New Zealand	2017-12-18	We are building one too!
Graham Weir	Lower Hutt, New Zealand	2017-12-18	It is a good idea.
Naomi Smith	Christchurch, New Zealand	2017-12-18	It's a very sensible option. And I want people to have safe and secure homes.
Cath Forsyth	Cromwell, New Zealand	2017-12-18	Prices of homes are sooo high
Katrina Stanton	Brisbane, Australia	2017-12-19	I wish they were doing this in Australia as well????
Jade Motu	Auckland, New Zealand	2017-12-20	Great way to move forward. Traditional houses are to big and designed for families to spend a lot of their time in rather than spending their time outside and active

Name	Location	Date	Comment
Danielle Bergin	Auckland, New Zealand	2017-12-20	I founded and manage a tiny house Homeless shelter. People love their space and often wish they didn't have to leave or be rehomed to a larger home! Everyone is entitled to a home!
Carmen McRae	Dunedin, New Zealand	2017-12-20	It's a good idea
Angelo Swan	chch, New Zealand	2017-12-20	We need to make a shift to Help young families get into affordable homes, and tiny homes Aramore eco-friendly affordable option
Jo McDowell	Taupo, New Zealand	2017-12-20	We live in a new age of needing to think smaller...we don't need massive homes. Add plenty of green spaces to play, simplify lives for busy families. The way of the future! Eco friendly, low budget, energy efficient! Let's do it!
Marnie Reid	queenstown, New Zealand	2017-12-21	Just do it
Helen Lewis	Queenstown, New Zealand	2017-12-21	Tiny houses are a good solution for some people and the country needs to look at the housing crisis from all angles
angela reading	Auckland, New Zealand	2017-12-23	My Husband has dementia and I have just had a breakdown caring for him. I kept asking for help but none came. So I was exhausted ---now they may put him in care at 1000s a month once they go through our money I will not afford to pay rates and insurances on our house. I am very frightened I may end up with no home. Yes they say you can keep family home and car but on 300 a week how do you pay all those things. A tiny home would not be so expensive to run for an old woman like me. This is why I am signing this.
Delia Middleton	Auckland, New Zealand	2017-12-23	It's an obvious solution to the housing crisis I Auckland making better use of available land. The environment benefits also through off grid features.
Kathleen Thompson	Whakatane, New Zealand	2017-12-24	There has to be another way that people can own a home .I believe this is a sustainable option. A sensible option.
Andrea Perry	Nelson, New Zealand	2017-12-25	Poverty is not necessary .. Greed has become more important than people .
Anne Prichard	Lower Hutt, New Zealand	2017-12-26	Affordable housing option is about dignity. Giving everyone a place to call home.
Anne Prichard	Lower Hutt, New Zealand	2017-12-26	Love tiny house movement. Makes so much sense.
cody hoskin	taranaki, New Zealand	2017-12-27	I would love to be able to have my own tiny house for me and the family
marion ryan	Taranaki, New Zealand	2017-12-28	I believe in it, it's just what we need.



Name	Location	Date	Comment
Gladys Campbell	Hastings, New Zealand	2017-12-29	It's a great idea
Sunder Strouse	Currituck, North Carolina, US	2017-12-29	I am considering moving to New Zealand and housing costs are a real concern. Diverse housing options is appealing and is needed.
linda anderson	Australia	2017-12-30	Young family will need help in future and. This will give a bit of stability and hope to those who are badly in need
Amy Johnston	Hamilton, New Zealand	2017-12-30	We need to reconsider the ways we live, tiny living isn't such a strange thing considering so many kiwis already live in small apartments :)
Valerie Todd	Wellington, New Zealand	2017-12-31	Think it is a great idea environmentally and makes living alone and owning available to many singles and couples who have to rent or rent with others to live on their income.
Cassie Wright	Dunedin, New Zealand	2017-12-31	We need new rules to suit new conditions. We've never had a housing crisis like this before, so it's going to take creative thinking, working together, and trying something different, if we want to make any kind of change. This may not be THE answer, but it will absolutely help some.
Cornelia Ruff	Nelson, New Zealand	2017-12-31	Great idea!
Rachael Tobeck	Ostend, Waiheke Island, New Zealand	2018-01-01	I'm living in a truck now because at my age (68yrs) I couldn't keep up with the rent increases.... Lost my own home because I had to sell when the market was really low!!
Maxine Montgomery	Porirua, New Zealand	2018-01-02	I believe it would be a sensible way to help solve homelessness and home affordability and wonderful social way of doing it.
Maringikura Campbell	wellington, New Zealand	2018-01-03	We have a housing shortage and small properties can help alleviate some housing issues.
Sheryl Samuel	Perth, Australia	2018-01-03	Because i see it as an option to help the homeless
Rachel Hermens	Timaru, New Zealand	2018-01-04	Both my husband and I have really good employment, we budget and yet we still can't get into our own home. We are paying big rent which is paying off someone elses mortgage. ....crazy!We are saving and paying off debt,we also have kiwisaver,.. yet we can't use our kiwisaver for a tiny home which is just ridiculous as we could be debt free and mortgage free if the rules changed. Tiny homes are definitely the way of the future in so many ways. I am passionate in seeing the rules changed. Thank you so much for putting this petition together. I hope the government pays attention and does something fast to help this crazy housing shortage.
Liz Painter	Taupo, New Zealand	2018-01-04	I believe these are our answer for homeless people and not costing an arm and a leg

Name	Location	Date	Comment
monica klokstad	auckland, New Zealand	2018-01-04	This would benefit our housing crisis
Lavinia Lopala	Auckland, New Zealand	2018-01-04	There is genuine housing crisis. NZ has a reputation as having the worst rate of homelessness in the world. Absolutely disgraceful
Keri O'Carroll	Marton, New Zealand, New Zealand	2018-01-04	Brilliant Idea, id certainly live in one, and with the state of affairs with so many low/middle income people who would normally be unable to ever afford to buy their very first home with the way the prices are at the moment!! this would most definitely be an affordable way and chance for so many
casey bloomer	Australia	2018-01-04	To many people living rough! Homelessness should not be an issue in the world today.
Lori Mackie	Paraparaumu, New Zealand	2018-01-05	I think this is a far better solution than putting people into motels and hotels. I would rather my taxpayer dollars were spent this way
Deb Burton	Waikanae, New Zealand	2018-01-05	Awesome idea, especially for homeless... I have collected a number of websites on these... Having a group with shared laundry and games room would be good....
Kirsten Back	Auckland, New Zealand	2018-01-08	Cost of living has gone beyond what most can afford. Tiny houses are a solution for those who cannot keep up with these crazy developments on the housing market.
Rachel Butler	Auckland, New Zealand	2018-01-08	It's not the land that is in short supply in Auckland; it's not the lack of development housing that is happening; IT IS THE ASTRONOMICAL cost of the new housing. Tiny houses could be a solution that low to middle incomes could afford.
Cori Holmes	Waitati, New Zealand	2018-01-10	I live in a tiny house. It's not fair to have law makers who live in comfort with a roof over their heads making decisions for those who don't.
kylie douglas	waimate, New Zealand	2018-01-10	this is a viable long term solution to the housing crisis
Vicki Shannon	New Zealand	2018-01-11	I think this would help with the housing crisis deserves a look into
Janelle Bilcliffe	Waimate, New Zealand	2018-01-11	Show us common sense is notExtinct. Smaller houses equals less homelessness
Thomas Taylor	Nelson, New Zealand	2018-01-11	It beats the SHAmbles Nick Smith and National reckoned were way to go.
Vivienne Cockayne	Perth, Australia	2018-01-11	I am signing this because I have a real concern for the homeless situation in NZ. Tiny houses are a solution for people to living a dignified life with supportive people around them - a community. I am also interested in living in a tiny house community.

Name	Location	Date	Comment
Corlene Greenwood	Auckland, New Zealand	2018-01-11	In complete support. I am campaigning too <a href="https://www.change.org/p/labour-loans-needed-for-tiny-home-buyers" rel="nofollow">https://www.change.org/p/labour-loans-needed-for-tiny-home
Angela McPherson	Christchurch, New Zealand	2018-01-11	I want to see all ideas for housing explored
julie killick	Auckland, New Zealand	2018-01-16	This is a great idea!
shannon Juliet	Wellington, New Zealand	2018-01-19	I have a tiny house on wheels!
Yemaya James	Palmerston North, New Zealand	2018-01-20	It's the right thing to do
Sue Airey	New Zealand	2018-01-20	Be nice to make a difference in peoples lives that need help the most
Edith Peita	Wellington, New Zealand	2018-01-23	I think that as long as we have people migrating to NZ we
Rachel Knight	Wellington, New Zealand	2018-01-27	We need to explore creative, fit-for-purpose solutions for our changing living and environmental needs. Supporting the tiny house movement would be a great step in this direction.
Chloe Crouch	Auckland, New Zealand	2018-01-31	Im signing because I want to live in a beautiful, humble, eco friendly tiny home. I don't need an entire 3 bedroom house and I don't need an entire section of land to myself. I'm happy sharing. It would really help so many kiwis to change the restrictive laws stopping me and others who are struggling from living a low stress life in a tiny home. Tiny home communities can create amazing cultures which are safe and supportive places for children and the elderly. We are not a country of wealthy singles who can afford an entire house, we are struggling young marrieds, students and families trying to actually enjoy our time on in our beautiful country. We need the governments support to help ourselves create stable and sustainable living arrangements. The government should listen to the people who employ them not behave like parents implementing their own agendas and getting bribed by corporations.
Amanda Watts	Auckland, New Zealand	2018-01-31	I've never been able to afford to buy a house in my whole working life of over 40 yrs. anything that helps people into a home where they can feel they belong, grow veggies and enjoy is going to be good for mental health and emotional health, so good for the whole population.
Dallin Crouch	Auckland, New Zealand	2018-02-01	THIS IS A GREAT CAUSE

Name	Location	Date	Comment
Joanne Minhinnick	Australia	2018-02-01	I would love that feeling of being mortgage free! Who wouldn't? This would free up money that could be spent on a stress free lifestyle 💎
Isobel Wilkinson	Hartlepool, England, UK	2018-02-01	What a fabulous idea!
Maura Bunnol	Auckland, New Zealand	2018-02-03	lets beat the high cost of rent lets go for tiny houses
Lisa Arona	Christchurch, New Zealand	2018-02-04	It's a good solution to a growing problem and will positively impact future generations
robin leben	Gisborne, New Zealand	2018-02-06	It matters
Sandra Marsh	Clive, New Zealand	2018-02-06	We need to house our people in a way they can get back on their feet and move forward!
Elizabeth Ali	Otahuhu, New Zealand	2018-02-06	Good luck
judy hinton	Auckland, New Zealand	2018-02-06	Supporting
Annette Finnemore	Auckland, New Zealand	2018-02-07	It needs addressing.
david jones	Auckland, New Zealand	2018-02-08	Give the homeless a small break..
Maria Sione	Christchurch, New Zealand	2018-02-10	I want to live in a tiny house
Denise Johnson	Taupo, New Zealand	2018-02-12	I think this is an idea worth pursuing
Susan Burroughs	Auckland, New Zealand	2018-02-27	This makes sense!!
Malcolm Savage	Sydney, Australia	2018-02-27	this is a great thing
Indigo Phillips	Tauranga, New Zealand	2018-02-28	Tiny Living can be a very economical, environmentally friendly way of living. Solar power, reducing waste and affordable!!
mario aupouri	Gisborne, Australia	2018-03-07	All our communities will benefit whanau . i hope that it would create jobs and promote trade skill training for our youth all up the eastcoast of N.Z .well everywhere but localiaing my region is my priority of support . nga mihi.
Weherua Rutene	Gisborne, New Zealand	2018-03-07	Tautoko!

Name	Location	Date	Comment
Petra Degeus	Ashburton, New Zealand	2018-03-14	Save the planet one tiny house at a time
Indigo Phillips	Tauranga, New Zealand	2018-03-14	As an alternative to homelessness, tiny houses are better economically, environmentally, socially and psychologically for the vulnerable, students, low-income singles, family's and women with children, than motel/shelter emergency housing, and could be providing training for youth and jobs in New Zealand. Tiny homes can only better our society let's make it legal to buy smaller properties at present city council laws in my understanding can't sell smaller sized pieces of land.
Dianne Smith	Hamilton, New Zealand	2018-03-18	I think Tiny Houses are wonderful! Less junk, easier and cheaper to heat, less time to clean, more time for living!
Louise Newton	Bay of Plenty, New Zealand	2018-03-26	It's a great idea and could potentially help a lot of people
tracey peck	tauranga, New Zealand	2018-03-26	great idea
Jon Mitchell	Wellington, New Zealand	2018-04-04	Truly affordable, space-saving, environmental options are needed desperately.
Norma Dougan	Nelson, New Zealand	2018-04-04	I am seeing too many desperate people with young children in my area needing an affordable and healthy roof over there heads. Somewhere they can call home that is not influenced by the property market.
Ron Mitchell	Mooball, Australia	2018-04-07	because it works on so many levels.
Carolyn Locke	Auckland (Whangaparaoa), New Zealand	2018-04-21	I believe it's a better solution to the temporary housing problem
John Cowley	Auckland, Northern Mariana Islands	2018-06-25	I live in Eketahuna and have a 6 by 3 little shed which has toilet - shower - fireplace to heat hot water and keep warm plus small kitchen - lounge all in one . Fold down bed when needed. Still sleep in our motorhome . Was affordable for us and have since added porch on front. Also off the grid as put on solar .Love it as have lived in our 10 metre motor home for 16 years so very used to small spaces. Reason for signing petition as people just want a dry place to call their own . Doesn't have to be a mansion.
lee watt	Christchurch, New Zealand	2018-06-25	This is needed for many
Alan Hampton	Nelson, New Zealand	2018-06-25	Tiny houses are a real, economic and sustainable solution for NZ
Rebecca Carr	Whangarei, New Zealand	2018-06-25	Small home living makes sense for so many people. They can be built offsite and transported on, there is opportunity to build small home communities within existing community

Name	Location	Date	Comment
			without taking up large areas of land. It's well worth exploring further.
Vicky White	Dunedin, New Zealand	2018-06-26	We need to be creative in a housing crisis, and there are plenty of people who would love to live in a tiny home.
Sarah Dean	New Zealand	2018-07-01	I think this is a great idea not everyone wants a huge house and this way people get into there own places where they can actually afford to own a home and have a life
sue odlin	Dunedin, New Zealand	2018-07-08	Tiny houses give people the option of warm housing. Put 2 or more together for families. Affordable
ANN AITKEN	Queenstown, New Zealand	2018-07-12	Seems a sensible idea to me
Sarahlee Guittenit	Auckland, New Zealand	2018-07-23	Tiny houses offer an affordable alternative option to a burdened housing market
Jamie Cole	New Zealand	2018-08-04	This just makes sense!
Joyce Smillie	Christchurch, New Zealand	2018-11-26	I really believe in this
Cameron Steele	Queenstown, New Zealand	2018-11-30	This is an excellent initiative. There are so many positives, yet the current laws in nz are making tiny house living difficult. Its time to embrace this 'new' solution.



# Tiny House Villages Are About to Be the Next Big Housing Trend, According to Researchers

Here's what to expect when a tribe of teeny houses moves in next door.

BY JESSICA LEIGH MATTERN

Oct 6, 2016

MT. HOOD TINY HOUSE VILLAGE

Tiny house villages could soon be big—really big.

According to researchers at Kansas State University, tiny house villages are environmentally friendly, they promote a sense of community, they encourage healthy lifestyles and habits, and they're a safe and affordable housing option for the masses. For all of these reasons, the experts are hoping that tiny house villages will spread across the country in the near future, according to [The Wichita Eagle](#).

Tiny homes, designated as abodes that clock in under 1,000 square feet, don't make up much of the real estate market right now. As of 2015, only one percent of home buyers wanted to live in a so-called tiny home, according to the [National Association of Realtors](#)—but the Kansas State researchers think this may soon change.

"We think [living in a tiny village] does a few things for one's health," Julia Irwin, a researcher at the university, explained, "including creating a better sense of community, satisfying people's basic needs for relationships, offering affordable housing options, and encouraging physical activity through community gardens and walking to urban establishments."

Clearly, there are a lot of benefits to living tiny, however zoning laws across the country have often hindered the growth of tiny house communities. The guidelines set in many areas discourage small houses—mainly mobile homes—because, among other reasons, they can be seen by neighbors as "low class." But, experts believe that the growing passion many have for these teeny properties will improve the way people perceive them.

"Tiny houses have a different connotation to them; they are typically seen as a middle or upper-middle-class housing structure," said Irwin. The researchers plan to study specific tiny villages in order to figure out how they can harness the trend and use it to provide affordable housing options to those that need it. So the next time a new housing development gets underway in your neighborhood, it may not be packed with modern McMansions, but rather with a tribe of tiny houses.

(h/t [The Wichita Eagle](#))

# Tiny House Communities

This is a list of Tiny House Communities around the country and the world. This page is always being updated as we discover more tiny house-friendly communities and as they are being developed. So please bookmark this page and [join our newsletter](#) so we can keep you informed.

Whether you are looking for space to rent in an RV lot or your own acreage where you can build your dream tiny or small home(s). We hope to help you find the right community so you can live peacefully in your tiny or small home. If you know of any communities that you think should be listed here, please let me know so I can look into it and add it to the list.

It might also help to [keep track of our tiny houses for sale area](#) because who knows, you might end up finding exactly what you're looking for there, or at least you'll get some ideas. You can [join our free tiny houses for sale email newsletter](#) too and we send you the best ones in your email.

To explore even more amazing tiny house resources like this, please be sure to [join our Tiny House Newsletter](#). It's free and you'll be glad you did! We even give you free downloadable tiny house plans just for joining!

*Updated January 5, 2019*



# Tiny house villages may have big health benefits and challenges

by Stephanie Jacques, [Kansas State University](#)



Brandon Irwin, assistant professor of kinesiology, and Julia Day, assistant professor of interior design, are collaborating to build a tiny house, which led to research on the health benefits and challenges of starting tiny house villages across the U.S. Credit: Kansas State University

Big health benefits may be hidden in tiny houses, according to two Kansas State

University researchers.

Brandon Irwin, assistant professor of kinesiology, and Julia Day, assistant professor of interior design, are traveling the United States to study the new trend in housing: tiny houses. Irwin and Day said there are big health advantages to living in tiny houses, particularly when located in tiny house communities called villages. But challenges establishing such villages may prevent many from this affordable housing.

"Some individuals live in tiny houses on their own in the country, but there are others who live in tiny house villages," Irwin said. "We think that does a few things for one's health, including creating a better sense of community, satisfying people's basic needs for relationships, offering affordable housing options and encouraging physical activity through community gardens and walking to urban establishments."

Irwin is researching if living in a tiny house village will encourage residents to be more physically active, while Day is researching sustainable building design and healthy building materials for tiny houses.

"Design elements and strategies such as solar panels or low-water-use fixtures are part of the bigger sustainability and environmental health picture, but when designing and building a tiny house—our any house—it is beneficial to thoughtfully select building materials without harmful chemicals to increase indoor air quality and health," Day said. "In addition, there are many known health benefits for natural lighting and fresh air in living spaces, a common theme in many tiny house designs."

The researchers will visit tiny house villages in many states across the U.S. with financial assistance from the Dean Barbara S. Stowe Faculty Development Award from the College of Human Ecology. They will interview residents and village founders about several aspects of living in tiny houses, including how they overcame zoning, building and fire codes, and city planning difficulties.



Rendering of tiny house stairs. Credit: Kansas State University

"The biggest challenge with tiny houses is trying to find a place to put them," Irwin said. "Zoning laws dictate where you can and cannot put a house. Right now, the big question is what is a tiny house, because how you define a tiny house dictates where you can put it."

In addition to their research, Day and Irwin have been working to establish a tiny house village or area for tiny houses as accessory dwelling units around Kansas State University's Manhattan campus. The goal is to reduce the housing cost burden on residents while still providing a benefit to the community. Defining a tiny house differently than a recreational vehicle or mobile home may provide the opportunity to establish affordable housing options in middle- or upper-middle-class neighborhoods or in the middle of cities within walking distances to basic needs.

"Tiny houses have a different connotation to them; they are typically seen as a middle- or upper-middle-class housing structure," Irwin said. "We know that's not the case—they can be economical—but we can harness that image that they have to address a real problem: [affordable housing](#)."

Day teaches a class on residential and commercial building code and helped design Irwin's personal tiny house, which will be featured in January 2017 on HGTV's "Tiny House, Big Living." While designing the house, the two started discussions with the city of Manhattan about zoning, fire codes, local building codes and many other requirements for a potential tiny house village in the city limits.

"I think there are several folks in the city and the community who are very excited about this idea but we have to work through all of the logistics to figure what is best for Manhattan," Day said.

"We were fortunate to receive the Stowe Faculty Development Award from the College of Human Ecology, which will allow us to travel around the country to visit different tiny house villages," Irwin said. "We want to immerse ourselves in those places and learn about how things work there."

Day and Irwin started their travel across the county in late September.



# Tiny House Villages in Seattle: An Efficient Response to Our Homelessness Crisis

Sharon Lee March 15, 2019



Six tiny houses share a common deck in Lake Union Village. Photo courtesy of LIHI.

In 2017, I wrote a piece for *Shelterforce* on Seattle's then-emerging effort to build tiny houses to shelter homeless families, couples, and singles. Over the past three years, Seattle has led the country in piloting this response to the homelessness crisis. There are now 10 tiny house villages located throughout Seattle on government,

private, nonprofit, and church-owned properties.

The villages are sponsored by the Low Income Housing Institute (LIHI), where I am executive director, and nine tiny house villages receive financial support from the City of Seattle.

We've come to see that [tiny house villages](#) are an effective crisis response to homelessness, and have proven to be a rapid, cost-effective response with better outcomes than traditional shelters.

## Quick Set Up

Seattle's mayor and city council have been tasked with addressing the needs of unsheltered homeless people. Last January, the Seattle/King County [Point-In-Time Count](#) tallied 12,112 homeless men, women, and children, with over half of them living in unsheltered situations. The unsheltered population in the city of Seattle makes up 71 percent of the county total.

When Mayor Jenny Durkan took office in January 2018, she authorized the first tiny house village exclusively for homeless women. The Whittier Heights Village is located on property owned by Seattle public utility City Light and shelters single women, same-sex couples, seniors, pregnant women, and women with pets. The mayor also funded two additional villages: True Hope Village, which is church-sponsored and focuses on people of color including families with children; and Lake Union Village (LUV), for singles and couples,



located on a city-owned parking lot. All three villages were planned, constructed, and opened in 2018, and together shelter 155 homeless people.

How did this happen so quickly? The mayor prioritized the need. She'd campaigned on the need for 1,000 tiny houses, and once in office, directed her staff in the Department of Finance and Administrative Services (FAS) to compile an inventory and identify vacant city-owned sites, including those owned by city utilities that could be prepared quickly for the villages.

A village requires anywhere from 6,000 to 30,000 square feet of vacant land, depending on the number of tiny houses and common facilities to be placed there. There are suitable urban infill sites zoned for residential and mixed use, as well as larger commercial and industrial sites. It takes careful research and help from local government to identify good sites, and we were quite surprised to find a large inventory of publicly owned underutilized and surplus sites held by the city, county, state and even the Port of Seattle. We also found multiple nonprofit, private, and church-owned properties that could be used. Nonprofit housing organizations own land that they hope to develop in the future, and these can be used on an interim basis, from two to four years, for a tiny house village.

Each village needed only four to six months' lead time to be constructed. Staff at FAS partnered with our organization, the Low Income Housing Institute, and coordinated with other city departments to bring in water, sewer, and electrical connections to the sites. There are 15 to 34 tiny houses at each village, plus shared community kitchens, community meeting space, counseling offices, storage, donation huts, security huts, and plumbed bathrooms, showers, and laundry facilities.



A volunteer paint party at True Hope Village. Photo courtesy of LIHI.

An effective partnership between multiple departments in the city and LIHI was key in setting up the villages. Staff at LIHI worked closely with the city and our architects to plan each village. LIHI staff led the effort to raise funds to construct the tiny houses, reaching out to hundreds of donors and volunteers. We applied for permits, led work parties to build the houses, and developed the management and staffing plans. We undertook extensive community outreach to neighbors, businesses, and the public, working alongside city staff, including the Seattle Police Department and the Human Services Department, which funds LIHI for operations and services. While not everyone

was supportive, they were all provided detailed information on the management plan and code of conduct, and were invited to submit their names

to serve on a community advisory committee. Each village, staffed 24/7, has Village Organizers and dedicated case managers to assist people in obtaining long-term housing, employment and services.

### **Tiny House Villages vs. Other Options**

Unlike developing and building a new emergency shelter—which could take many years for siting, permitting, and construction, plus millions of dollars in construction costs—creating a tiny house village can be done in less than six months and costs between \$100,000 and \$500,000. (A large variable is the cost of connections for water, sewer and electricity.) Each village can serve 20 to 70 people on an annual budget of \$60,000 to \$500,000, depending on staffing and services. We also partner with homeless resident organizations to operate six self-managed villages where residents are organized to manage day-to-day operations and employ democratic decision-making. This model reduces overall operating costs.

The Seattle Human Services Department has documented the village's cost effectiveness: "Spaces in tiny home villages represent approximately 12.5% of all shelter beds and safe places the City supports and make up less than 3% of all homelessness response investments made by the City of Seattle."

Among other local options to shelter homeless people, many are more expensive and take more time to set up than a tiny house village. The City of Bellevue's effort to identify a site for a new shelter for single men has taken six years because of community opposition. Financing, permitting and construction will take another two years, for a total of eight years before the shelter *might* open. King County just announced a plan to open and renovate an unused portion of the county's jail to shelter 100 people. It is budgeted to cost \$2 million to convert the space plus \$4 million to fund the next two years of operations. Concerns include not only the optics of putting homeless people in a jail facility, but the cost per person is more than double that of a tiny house village.

Compared with other options, tiny house villages have presented a quicker, more humane, and cost-effective solution.

### **What About Shelters or Tents?**

According to Seattle Police Sgt. Eric Zerr of the city's Navigation Team, tiny houses are the preferred option for people who are removed from the street by law enforcement, as well as those living in RVs and cars. In situations of forced removal, people will gather their tents and belongings and relocate to another neighborhood, or move away and then return to the same spot after a short time rather than enter a shelter.



Due to the sheer number of homeless people and the city's inability to meet that need, Seattle's shelters are often full. Men and women are usually sheltered separately, meaning couples, teenaged sons, and pets are often turned away. Many homeless people who are camping on the street or under bridges will refuse to move into a shelter, but will agree to move into a tiny house.

"Tiny house villages play a crucial role in helping the City move unsheltered people from dangerous conditions on the streets and into a more safe and supportive environment... and on a path to stable housing," states the Seattle Human Services Department.



A tiny house at True Hope Village. Photo courtesy of LIHI.

Living in a tiny house is much more comfortable and healthy than trying to survive in a sleeping bag or a cold, wet tent. Each tiny house is 8 by 12 feet, the size of a small bedroom, and is insulated and heated. A small family can live in a tiny house, and a large family can live in two tiny houses side by side. Each furnished house has a locking door, windows, electric light, electrical outlet, and smoke detector.

Hundreds of dedicated students, volunteers, churches, and businesses have built and donated over 325 tiny houses at an average cost of \$2,500 each for construction materials. Volunteers make the houses comfortable and home-like by adding flower boxes, porches, curtains, artwork, and furniture. The tiny house built by a local Girl Scout troop included a bed, comforter, dresser, rug, art, and even boxes of cookies. Last year at Seattle's CenturyLink Event Center, over 400 Vulcan employee volunteers, along with pre-apprentices and contractors led by Associated General Contractors of Washington, built 30 tiny houses in one day.

Tiny houses are changing people's lives for the better. People living in a tiny house can keep themselves, their family, and belongings safely indoors and not worry about frequent moves between shelters. Having a secure place to live day and night, with access to showers, laundry, and a kitchen enables homeless people to find work, maintain a job, attend school, improve their health, and access services.

The average length of stay in a tiny home village is four to five months, and there is no time limit. An important factor has been people's engagement with case managers in order to get "housing ready" with proper ID, Social Security cards, completed housing applications, and steadier income support or employment. A number of the villages are now requiring that residents agree

to meet with the case manager, as this increases the likelihood that they will obtain permanent housing.

According to the King County Medical Examiner, 191 homeless men and women died in 2018 from exposure, chronic health conditions, violence, accidents, and suicide. The stability of tiny houses helps to alleviate these conditions.

### **Successful Outcomes**

An important feature in the operation of the villages is the presence of dedicated case managers and social workers who link residents to services. The rate of successful housing placements in 2017 was 39 percent. LIHI worked closely with the Human Services department to bring more case management capacity to the villages in 2018, which is paying off.

During 2018, the villages served 879 homeless men, women, and children. Of the 491 who exited the villages, a total of 166 people, or 34 percent, were successful in obtaining permanent housing. If we include the additional 42 individuals who moved into transitional housing (receiving up to two years of Section 8 subsidies and help in moving to permanent housing), the percentage who obtained housing is 42 percent. In comparison, data provided by the Seattle Human Service Department (third quarter 2018) shows the rate of exits to permanent housing from city-funded shelters at only 4 percent, and enhanced around-the-clock shelters at 20 percent.

### **What We Have Learned**

Tiny houses are a *bridge* to permanent housing. Our case managers have been very successful in finding subsidized housing, permanent supportive housing, and private housing for families and individuals who engage with them.

But what about those who refuse to cooperate or meet with our case managers? At the start of the program, a “low barrier” or housing-first approach was employed, where it was optional to meet with the case manager. Some people ended up living in a tiny house for over a year, refusing to obtain identification, get a Social Security card, or sign up for public assistance, Social Security, VA benefits, or TANF. The newer villages now require that people meet with a case manager to get on a path to secure housing.

Having people live long-term in a tiny house is not our goal, and so we quickly found out that it made sense to clearly define the target population for each village. In Seattle, we offer villages for women only, three for single adults and couples, five for a mix of families with children, and singles. Three villages are operated on a harm reduction, low-barrier model, and seven prohibit alcohol and drugs in or around the villages.

The Human Services Department completed an evaluation of the effectiveness of tiny house villages and said, "The City-permitted encampments have met and exceeded the contracted performance measure. The model is successfully serving people who have been living outside in greenbelts, on the streets, in cars and in hazardous situations."

Our 11th village, Plum Street Village, opened in February 2019 in the city of Olympia on city-owned land. It will serve 40-45 people referred through Coordinated Entry. The Olympia City Council agreed to fund Plum Street Village and the City issued a challenge to local faith-based organizations to establish tiny houses on their property. Three churches and temples are participating, and will receive funding from the city. LIHI will help establish the three new villages and will provide case management support.

We believe that LIHI's successful partnership with the City of Seattle to provide its homeless residents shelter in tiny houses can translate well to other municipalities that lack sufficient affordable housing and shelters. We invite homeless service providers, housing nonprofits and local government officials to come to Seattle and visit these villages.

*Sharon Lee is the executive director of the Low Income Housing Institute. LIHI owns and manages over 2,200 units of affordable housing. For more information on Tiny House Villages visit: [LIHI.org](http://LIHI.org) or [www.seattle.gov/homelessness/city-permitted-villages](http://www.seattle.gov/homelessness/city-permitted-villages)*



# State proposes permanent villages of tiny homes for the hardest to house

State proposes permanent villages of tiny homes for the hardest to house

By Allyson Blair | March 14, 2019 at 5:26 PM HST - Updated March 14 at 7:09 PM

HONOLULU (HawaiiNewsNow) - Desperate to ease the homeless crisis, state leaders want to set up permanent villages made up of clusters of tiny homes.

The proposal comes two weeks after new data showed the number of homeless people living on the streets of Oahu had jumped 12 percent in the past year.

“This is the permanent housing answer for people who have otherwise refused to go to shelters,” said Lt. Gov. Josh Green.

Tiny homes would create what the state has dubbed Kauhale villages.

Up to 300 people would live at each village. Kitchens and restrooms would be shared along with common areas.

Green says he wants to see up to 10 villages statewide with six on Oahu, two on the Big Island and one each of Maui and Kauai.

Next month, leaders from both the city and the state will meet to pick the parcels of land.

Green said it would like to see the first two Kauhale villages in Waianae and Waimanalo.

“The communities would make their own rules,” said Green. “It will be accepting people whether they come with their dogs or if they are in a relationship or single. There would be some small amount of rent. The threshold is about \$250.”

The idea originated among leaders living at one of the state’s largest homeless camps. For the past year, Puuhonua o Waianae has been raising money to build one of their own.

John Kaulupali lives in Kakaako Gateway Park. Last month, he along with members of the community called on government to cease homeless enforcement and work with them to find a place to stay.

On Thursday, he threw his support behind the Kauhale concept.

“That would be a way for the houseless community to regain stability,” said Kaulupali. “They would be able to go to work. And they would be able to come home and know that there is a home still.”

The lieutenant governor says the first village could launch later this year. He hopes to have at least two up and running by 2020.

“The structures don’t take long to put up. It’s actually more of getting the land and choosing it,” said Green. “It has to have enough infrastructure. And it has to be something that people will actually accept.”

Each village is expected to cost between \$2 and \$5 million. Green says Housing First money could potentially be used fund part of the project.

# Tiny Houses for the Homeless: An Affordable Solution Catches On

*A growing number of towns and cities have found a practical solution to homelessness through the construction of tiny-house villages—and housing officials are taking notice.*



An architect's rendering of Quixote Village in Olympia, Wash. Image courtesy of Panza.

[Erika Lundahl](#) posted Feb 20, 2014

On a Saturday in September, more than 125 volunteers showed up with tools in hand and built six new 16-by-20-foot houses for a group of formerly homeless men. It was the beginning of [Second Wind Cottages](#), a tiny-house village for the chronically homeless in the town of Newfield, N.Y., outside of Ithaca.

On January 29, the village officially opened, and its first residents settled in. Each house had cost about \$10,000 to build, a fraction of what it would have cost to house the men in a new apartment building.

The project is part of a national movement of tiny-house villages, an alternative approach to housing the homeless that's beginning to catch the interest of national advocates and government housing officials alike.

**"It's certainly something that we would encourage other communities to take a look at," says Lee Jones at the Department of Housing and Urban Development.**

For many years, it has been tough to find a way to house the homeless. More than [3.5 million people experience homelessness in the United States each year](#), according to the National Law Center on Homelessness and Poverty. Shortages of low-income housing continue to be a major challenge. For every 100 households of renters in the United States that earn "extremely low income" (30 percent of the median or less), there are only 30 affordable apartments available, according to a 2013 [report](#) from the National Low Income Housing Coalition.

But Second Wind is truly affordable, built by volunteers on seven acres of land donated by Carmen Guidi, the main coordinator of the project and a longtime friend of several of the men who now live there. The retail cost of the materials to build the first six houses was somewhere between \$10,000 and \$12,000 per house, says Guidi. But many of the building materials were donated, and all of the labor was done in a massive volunteer effort.

"We've raised nearly \$100,000 in 100 days," he says, and the number of volunteers has been "in the hundreds, maybe even thousands now."

The village will ultimately include a common house, garden beds, a chicken coop, and 18 single-unit cottages.



## Tiny Housing Boom for the Homeless

Dignity Village in Portland, OR, and Opportunity Village in Eugene, OR, once forged new ground in offering tiny house villages as transitional housing for homeless people rather than tents or dormitory style public housing. Now the concept has taken hold. Here are the four most recent projects:



### "Camp Quixote" becomes a village

"The typical development for extremely low-income housing is trending up toward \$200,000 per unit. That's a lot of bills," says Jill Severn, a board member at Panza, a nonprofit organization that sponsors another tiny-house project called Quixote Village. (The organization's name is a play on Sancho Panza, Don Quixote's sidekick in Miguel de Cervantes' classic novel.)

Quixote Village opened in Olympia, Wash., right before Christmas. But it began in February 2007 as "Camp Quixote," a protest held in a city-owned parking lot. A group of homeless people assembled there to oppose an Olympia ordinance that made it illegal to sit, lie down, or sell things within six feet of downtown buildings. When police evicted the campers eight days after the protest began, the Olympia Unitarian Universalist Congregation stepped in to help, offering temporary refuge on their land.



Residents of Quixote Village in Olympia, Wash., move in with their belongings. Photo courtesy of Panza.

For five years, the camp's location rotated, moving and reassembling every 90 days at one of several different local churches. Panza was formed by a corps of volunteers from the faith communities assisting the camp, and the organization worked with the city council to secure and rezone a parcel of county-owned industrial land near a community college and create a permanent site for the village. In

December of 2013, the residents of Quixote Village settled into their new homes there.

Quixote Village has fostered a positive relationship between its residents and local government and police, says Severn. Despite this, the project was held up in court for a year by a local organization



of businesses and landowners called the Industrial Zoning Preservation Association, which cited concerns over the potential impact on local businesses in a nearby industrial park.

Panza used the time to fundraise and build an outreach campaign to win over the public. They had the support of legions of volunteers, mostly from local churches, who had staffed the camp.

"Having hundreds of [residents] get to know people that were homeless made a huge difference in the success of getting this off the ground," says Severn.

Today, the 30 structures that make up Quixote Village are home to 29 disabled adults, almost all of whom qualify as "chronically homeless," by the standards of the U.S. Department of Housing and Urban Development.

## **Homelessness in Austin, Texas, costs taxpayers more than \$10 million per year.**

The residents also have a common space with shared showers, a laundry, garden space, and a kitchen. By sharing these amenities, the community was able to increase the affordability of the project and design a neighborhood they believed would fit their needs and make them more self-sufficient.

The shared space has also helped them create a supportive community. The residents, who are self-governed, have developed a rulebook that prohibits illegal drugs and alcohol on the grounds and requires that each member put in a certain number of service hours per week. They meet twice a week in the evenings to discuss problems or concerns and to share a common meal that they take turns cooking.

The main complaint right now, says Raul Salazar, the village's program manager and only full-time staff member, is that the postal service still hasn't started delivering mail.

The cost of units at Quixote Village is significantly higher than at Second Wind—about \$88,000 per unit—but that's still less than half the cost of the average public housing project, according to Nan Roman, president and CEO of the National Alliance to End Homelessness. Quixote has had access to state funding and local community grants, as well as private funding from individuals, businesses, and two Native American tribes. The project also received a Community Development Block Grant for \$604,000 from the State of Washington Department of Commerce and a \$1.5-million grant from the Washington State Legislature.

Two architecture and design firms, MSGS Architects and KMB Design Groups, also contributed design services pro bono, and the Thurston County Commission is leasing the land to Quixote for \$1 per year.

### **Gaining acceptance**

Many other tiny-house projects are just beginning to get off the ground, raise money, find land, and gain approval from local officials and members of the public. But the unorthodox nature of the small houses presents unique legal zoning limitations and barriers that limit where tiny houses can be stationed.

In Madison, Wisc., [Occupy Madison](#) has been facing this very challenge, as the group forged ahead with plans for a tiny house village.

**Each home will be about 99 square feet if you include the porch, and volunteers enjoy the joke: "We are the 99 square feet!"**



In the spring of 2011, prior to the launch of the Occupy Wall Street movement, a series of protests at the Wisconsin State Capitol—focused on the state's controversial anti-collective-bargaining bill—prompted additional legislation that prohibited groups from gathering without a permit. When the protests joined forces with Occupy in the fall of 2011, this created a unique opportunity for the voices of the many homeless people in Madison to be heard.

"There were some great moments throughout the Occupy movement where a lot of dialogue was going on between the people without homes and the people with homes," says Allen Barkoff, one of the board members of Occupy Madison, Inc., a nonprofit formed in December 2012 to address the need for legal places where homeless people in Madison could congregate and stay safe. The organization first looked into buying an apartment building or a shared house for the homeless but ultimately settled on tiny houses as the most flexible and economical way to create homes for people.

In this case, the cost of building the tiny homes comes to around \$5,000 each, funded by private donations and an online crowd-funding campaign. The nonprofit also plans to apply for some city grants. Each home will come with a propane heater, a composting toilet, and an 80-watt solar panel array—and will be about 98 square feet in size, 99 if you include the porch. (The volunteers enjoy the joke: "We are the 99 square feet!")

But the question of where the houses can legally be located is still up in the air. Volunteers are now building houses for six people. Because of a recent ordinance change, the houses are allowed to sit on church property in groups of three. City regulations also permit them to be placed on the side of the road, as long as they are relocated every 48 hours. But Madison's snowy winter makes the houses hard to move, explains Barkoff.

Now Occupy Madison, Inc., is in the middle of a lengthy process to purchase a parcel of land on the east side of the city to accommodate 11 houses, along with a central building (a converted gas station) that can serve as a workshop for making more homes. This spring, they will continue to hold neighborhood meetings about the project, talk with police, and work with the Madison Planning and Development Department—and, eventually, the city council—to negotiate zoning issues for the village.

### The real cost of homelessness

Efforts to break through the red tape and raise money to house the homeless almost always pay off for a community. Even the most expensive tiny-house projects—such as a new, ambitious \$6-million campaign to build a 200-person tiny-house park this year in Austin, Texas—can't rival the cost of homelessness to taxpayers, which was more than \$10 million per year in Austin, for example, as YES! reported in December 2013.

### **"It's a very important step in terms of the kinds of services we should be providing to people that need assistance."**

"Chronically homeless people—people who have disabilities and are homeless for long periods of time—can be very expensive to systems of public care," explains Roman. In 2007, the National Alliance to End Homelessness compiled three studies showing that it costs the same or less money to provide permanent housing as it does to allow people to remain homeless. In Denver, Colo., a housing program for the homeless reduced the costs of public services (including medical services, temporary shelter, and costs associated with arrests and incarceration) by an estimated \$15,773 per person per year, saving taxpayers thousands of dollars.

Government officials and city planners are beginning to see the tiny-house village as one viable solution for addressing homelessness.

"It's certainly something that we would encourage other communities to take a look at when it comes to creating solutions for housing the chronically homeless," says Lee Jones, a spokesperson

for the U.S. Department of Housing and Urban Development. "It's a very important step in terms of the kinds of services we should be providing to people that need assistance."

Currently, the various efforts to house the homeless in tiny-house villages comprise a small and pioneering movement: But each new project helps create lessons and a model for other communities.

For example, Quixote Village, as a recipient of state funding, is considered a "pilot" project: It is required to report its progress to the state legislature in five years. In the meantime, says Severn, the residents will be settling in, putting in garden beds, building a carpentry workshop, searching for jobs, and simply living their lives.

"One of our residents has been homeless for about 25 years," Severn says. "He told me he's excited to start a little rose garden. It really touched me to hear that."



# Social Bite Homeless Tiny House Village

<https://youtu.be/KmMM9boSqHM>



*I am very proud to have been asked to provide the design concept for the tiny houses in this project; Josh Littlejohn from Social Bite visited my NestHouse prototype in October 2016 and felt that it embodied the qualities that he envisioned for this ambitious scheme.*

THE SOCIAL BITE VILLAGE PROJECT

*Project details by Social Bite's Josh Littlejohn:*

*We are planning to fundraise through our Scottish Business Awards event on November 17th with Leonardo Di Caprio, as well as various other fund raising initiatives, to build a village for the homeless in Edinburgh.*

*We plan to raise a minimum of £500,000 initially to support the launch of this project. With these funds, we will build accommodation for 20 individuals - made from innovative, low cost and movable building materials created by designer Jonathan Avery of [Tiny House Scotland](#).*

*The residents will be people who are currently living in temporary accommodation, particularly those living in homelessness Bed and Breakfasts (B & B's).*

*From our experience and the experience of our charity partners, these people currently have very little social intervention or support and often stay in the temporary accommodation for long periods of time, often over 12 months.*

*During this time in temporary accommodation, they are effectively de-skilled, and leave temporary accommodation with little ability to cook for themselves, budget finances, maintain a household or have any realistic employment opportunities. As such the cycle of homelessness is perpetuated.*

*The worst thing about this scenario is that it costs Edinburgh council a significant amount of money to achieve these very poor social outcomes. Edinburgh Council Homelessness and Housing Support Services informed us that it currently costs an average of £47 per night to put someone up in a homelessness B&B.*

*This therefore costs £17,155 per year per person, and the cost of housing 20 people per annum in this temporary accommodation is £343,100.*



*The council can claim around £100,000 back from the treasury (Department of Work and Pensions) in housing benefit.*

*Our plan is to create a village for up to 20 individuals, housing them for around 12 months.*

*During this 12 months, we would provide extensive support in the following areas:*

- Cooking lessons*
- Budgeting*
- Counselling*
- Volunteering opportunities and placements*
- Employment opportunities and placements*
- Sport and meditation facilities*
- Support in applying for permanent accommodation*
- Any other support requirements needed •*

*We will also create a vegetable garden, chicken coop and furniture workshop on the land, so that the residents can pro-actively work on a project and the food produce will be used/sold to [Social Bite's](#) broader infrastructure.*

The design evolved - the Social Bite Tiny House by Tiny House Scotland

Further details can be found at [Social Bite Villages](#). Also [see this film](#) by @MrMike Cowan for Victoria Derbyshire:



# Village of Tiny Homes Built for Homeless Veterans in Kansas City

APRIL 3, 2018

2:31 PM EDT

These tiny homes were made for veterans who are homeless.

11 men and 2 women veterans currently reside in the village and will live rent-free while working toward getting back on their feet. Each unit comes with all the essentials, including a bedroom, kitchen, heat and AC.

“[As a veteran] I’m not going to worry about my mental health issue or if I have an addiction issues, if I’m worried about where I’m going to sleep, what I’m going to eat, how I’m going to pay my bills. We eliminate all those things.” Bryan Mayer, the community’s co-founder stated. “Anyone that may have a social anxiety disorder, PTSD — group living situations really are not good for those individuals, and this kind of provides that shelter, that home for them.”

Veterans work with an on-site manager to plan out treatment and social services, like learning how to budget and grocery shop. 1 home costs roughly \$15,000 to sponsor one home and the project is funded completely by donations. There are currently 13 homes in the village with 37 more on the way.

Around 500 cities have also expressed interest in building a similar tiny home village in their communities. The next village is set to be built in Nashville.

**From:** [Whanganui District Council](mailto:marama.dey@waioara.org.nz)  
**To:** [marama.dey@waioara.org.nz](mailto: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.

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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

Key Issues	
VISION	
<p><b>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)</b></p>	Agree
GOALS AND OUTCOMES	
<p>Do you agree with the goals and outcomes for each of the strategy's key outcome areas? (please see page 10 of the strategy)</p>	Agree
<b>1. Whanganui's housing systems and infrastructure function well</b>	Agree
<b>2. Whanganui's homes are good quality and future-proofed</b>	Agree
<b>3. Whanganui's homes meet the needs our people</b>	Agree
<b>4. Whanganui's housing network supports united, thriving and connected communities</b>	Agree
STRATEGIES	
<p>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)</p>	Agree
<b>Strategies for What we're doing to develop our housing</b>	Agree
<b>Strategies for What we're doing to make sure we have the right housing stock</b>	Agree
<b>Strategies for What we're doing to provide a variety of housing opportunities</b>	Agree

<b>Strategies for What we're doing to encourage safe, vibrant and resilient communities</b>	Agree
<b>OVERALL</b>	
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	<p>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..</p>
Supporting documents	File(s) not provided
I would like to speak in support of my submission	Yes

**From:** [Whanganui District Council](#)  
**To:** [sandray422@gmail.com](mailto:sandray422@gmail.com)  
**Subject:** Policy Submission Acknowledgment - Submission: Proposed Housing Strategy  
**Date:** Thursday, 6 June 2019 6:36:47 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	445061836194406
First name	Sandra
Last name	Yeoman
Email address	sandray422@gmail.com
Postal address	10 CENTRAL AVENUE GONVILLE WHANGANUI 4501
Daytime phone number	0274492591
Organisation name	
Your role	
Have you submitted to the Whanganui District Council before?	No
Gender	Female
Age group	40 - 49 years
Ethnicity	NZ European
Would you be interested in being involved in further consultation	Yes

opportunities with Council?	
<b>Key Issues</b>	
<b>VISION</b>	
<p><b>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?</b> (please page 1 of the strategy)</p>	Strongly agree
<b>GOALS AND OUTCOMES</b>	
<p>Do you agree with the goals and outcomes for each of the strategy's key outcome areas? (please see page 10 of the strategy)</p>	Agree
<b>1. Whanganui's housing systems and infrastructure function well</b>	Agree
<b>2. Whanganui's homes are good quality and future-proofed</b>	Agree
<b>3. Whanganui's homes meet the needs our people</b>	Agree
<b>4. Whanganui's housing network supports united, thriving and connected communities</b>	Agree
<b>STRATEGIES</b>	
<p>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)</p>	Agree
<b>Strategies for What we're doing to develop our housing</b>	Agree
<b>Strategies for What we're doing to make sure we have the right housing stock</b>	Agree
<b>Strategies for What we're doing to provide a variety of housing opportunities</b>	Agree

<b>Strategies for What we're doing to encourage safe, vibrant and resilient communities</b>	Neither agree nor disagree
<b>OVERALL</b>	
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	<p>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. There are many empty or disused buildings in Whanganui township that are older, and worth preserving for their historical value, but need revamping internally to provide apartment/unit living. Also there is much land on Heads road that is commercial or industrial that is in absolute disuse and abandon. This could be rezoned and utilized for housing and a Community Hall, including park/botanical gardens for a much more environmentally friendly area right next to Whanganui river, and a much more aesthetically pleasing experience and beautiful surroundings than what is currently on display. I think if you are talking about housing for different demographics then you have to include places for those communities to go. Community Halls, Meeting rooms, Sports halls, this includes spaces where people can meet outside such as gardens or parks with Pagolas, seating and tables. It rains a lot in New Zealand and also gets very hot in summer so any outdoor space for the community needs to include some form of shelter, especially if you want to encourage youth and the elderly out of doors. I think this should also come under consideration as part of housing solutions, as planning spaces like this early on is important, if you want it to be of the most benefit and long term value to the community. I think care</p>

	<p>should be taken on how these areas are designed, as cramming the most amount of housing on the smallest amount of land creates its own set of problems, these areas end up having problems with noise pollution, and traffic/parking congestion, which in turn creates an unpleasant living environment. A space carefully designed with a small garden that fits 2 houses on it, instead of 3 or 4, will create a much more beneficial environment and state of mind in the people living there. Its not just about houses, its about creating liveable housing space, which includes how people feel in an environment. I think of benefit to discuss these public as well as private housing spaces at an early stage of planning.</p>
Supporting documents	File(s) not provided
I would like to speak in support of my submission	No



**From:** [Whanganui District Council](#)  
**To:** [michael.lamb@linkpeople.co.nz](mailto:michael.lamb@linkpeople.co.nz)  
**Subject:** Policy Submission Acknowledgment - Submission: Proposed Housing Strategy  
**Date:** Wednesday, 12 June 2019 10:17:49 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	142061017194712
First name	Michael
Last name	Lamb
Email address	michael.lamb@linkpeople.co.nz
Postal address	7 Park Place Wanganui
Daytime phone number	0275913663
Organisation name	LinkPeople
Your role	Housing Case Worker
Have you submitted to the Whanganui District Council before?	No
Gender	Male
Age group	50 - 59 years
Ethnicity	NZ European
Would you be interested in being involved in further consultation opportunities with Council?	No

Key Issues	
<b>VISION</b>	
<p><b>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)</b></p>	Strongly agree
<b>GOALS AND OUTCOMES</b>	
<p>Do you agree with the goals and outcomes for each of the strategy's key outcome areas? (please see page 10 of the strategy)</p>	Agree
<b>1. Whanganui's housing systems and infrastructure function well</b>	Neither agree nor disagree
<b>2. Whanganui's homes are good quality and future-proofed</b>	Neither agree nor disagree
<b>3. Whanganui's homes meet the needs our people</b>	Disagree
<b>4. Whanganui's housing network supports united, thriving and connected communities</b>	Agree
<b>STRATEGIES</b>	
<p>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)</p>	Agree
<b>Strategies for What we're doing to develop our housing</b>	Agree
<b>Strategies for What we're doing to make sure we have the right housing stock</b>	Agree
<b>Strategies for What we're doing to provide a variety of housing opportunities</b>	Agree

<b>Strategies for What we're doing to encourage safe, vibrant and resilient communities</b>	Agree
<b>OVERALL</b>	
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	
Supporting documents	File(s) not provided
I would like to speak in support of my submission	No

**From:** [Melissa Eades](#)  
**To:** [!Policy Submissions](#)  
**Subject:** Housing Strategy  
**Date:** Thursday, 30 May 2019 9:43:16 AM

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Good morning Kirsty Milham

I had seen your e-mails about this and made contact with Councillor Duncan regarding a building at 38 Peat Street, which is currently owned by Marist Football Club. It has just been vacated by a long term tenant and our club are in the process of selling it as it is not positions where it will best suit our club's future needs. The land is owned by Powerco and our club holds a lease which will expire in April of 2027, and there will be no renewal as PowerCo require this land for future plans.

My discussion with councillor Duncan was around the potential for this building to be acquired, as part of the Housing Strategy, to potentially provide some short term shelter solutions in the city.

The building is about 25 m long and 10 metres wide.

Please let me know if this is something that will be potentially useful for the strategy.

Regards

Russell Eades  
President  
Marist FC

**From:** [Whanganui District Council](#)  
**To:** [jaclyn.aston](#)  
**Subject:** Policy Submission Acknowledgment - Submission: Proposed Housing Strategy  
**Date:** Tuesday, 18 June 2019 11:04:45 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	504061104194318
First name	Jacki
Last name	Aston
Email address	<a href="mailto:jaclynaston@gmail.com">jaclynaston@gmail.com</a>
Postal address	3/71A Ikitara Road Wanganui East
Daytime phone number	0272498783
Organisation name	
Your role	
Have you submitted to the Whanganui District Council before?	No
Gender	Female
Age group	60 years or over
Ethnicity	NZ European
Would you be interested in being involved in further consultation opportunities with Council?	No

Key Issues	
VISION	
<p><b>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)</b></p>	Strongly agree
GOALS AND OUTCOMES	
<p>Do you agree with the goals and outcomes for each of the strategy's key outcome areas? (please see page 10 of the strategy)</p>	Strongly agree
<b>1. Whanganui's housing systems and infrastructure function well</b>	Strongly agree
<b>2. Whanganui's homes are good quality and future-proofed</b>	Strongly agree
<b>3. Whanganui's homes meet the needs our people</b>	Strongly agree
<b>4. Whanganui's housing network supports united, thriving and connected communities</b>	Strongly agree
STRATEGIES	
<p>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)</p>	Strongly agree
<b>Strategies for What we're doing to develop our housing</b>	Strongly agree
<b>Strategies for What we're doing to make sure we have the right housing stock</b>	Agree
<b>Strategies for What we're doing to provide a variety of housing opportunities</b>	Agree

<b>Strategies for What we're doing to encourage safe, vibrant and resilient communities</b>	Strongly agree
<b>OVERALL</b>	
What is your level of agreement with the general direction and priorities contained within the proposed Housing Strategy - have we got it right?	Strongly agree
Further comments	<p>I believe at this point we need to further look outside the box. NZ has a 'own your own home' mentality and we are currently at a point where good housing is more important than just this "house and land ideal". In England in the late 50's and which continues to this day, we had massive caravan parks for long term rental, 5-10years. They were very nice, cosy and completely acceptable. We could manage this in Whanganui for interim housing on which I think could be an ongoing situation. It is movable as and when required. It can also be managed for motor home travelers (more and more older people local and international are choosing this way of holidaying) 'Tiny homes'/ multi-story homes, are also a much needed concept, building an infrastructure where people are encouraged into communities with similar outlooks and maybe willing to participate in a green sustainable community. ie community gardens etc (where tenants participate). 10 - 20 homes participating in one large infrastructure of power, digital, plumbing and drainage. A mix of 1,2,3 bedroom apartment/small homes is something to think about when planning a community. I believe there are many people who are moving to this idea of managing our resources better and participating in a gathered community, whilst still retaining one's privacy. I also think placement of younger people, families and older communities together is something to think about. Everyone has something to contribute. (baby sitting, general assistance, advice, companionship.)</p>

	UK Grand Designs (and others) have done projects around this concept. 10-20 years is often a term for the requirement of a home. Young person (including those not having family till much later in life), then young family growing up and into downsizing/retirement living. Building up, is a clever way to go at this time in NZ.
Supporting documents	File(s) not provided
I would like to speak in support of my submission	No



**From:** [Whanganui District Council](mailto:manager@acwhanganui.org.nz)  
**To:** [manager@acwhanganui.org.nz](mailto:manager@acwhanganui.org.nz)  
**Subject:** Policy Submission Acknowledgment - Submission: Proposed Housing Strategy  
**Date:** Wednesday, 3 July 2019 10:51:28 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	051071051192603
First name	Michelle
Last name	Malcolm
Email address	manager@acwhanganui.org.nz
Postal address	164 Saint Hill St Whangnaui
Daytime phone number	063451799
Organisation name	Age Concern Whanganui
Your role	Manager
Have you submitted to the Whanganui District Council before?	Yes
Gender	Female
Age group	50 - 59 years
Ethnicity	NZ European
Would you be interested in being involved in further consultation opportunities with Council?	Yes

Key Issues	
VISION	
<p><b>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)</b></p>	Agree
GOALS AND OUTCOMES	
<p>Do you agree with the goals and outcomes for each of the strategy's key outcome areas? (please see page 10 of the strategy)</p>	Agree
<b>1. Whanganui's housing systems and infrastructure function well</b>	Agree
<b>2. Whanganui's homes are good quality and future-proofed</b>	Agree
<b>3. Whanganui's homes meet the needs our people</b>	Agree
<b>4. Whanganui's housing network supports united, thriving and connected communities</b>	Agree
STRATEGIES	
<p>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)</p>	Agree
<b>Strategies for What we're doing to develop our housing</b>	Agree
<b>Strategies for What we're doing to make sure we have the right housing stock</b>	Agree
<b>Strategies for What we're doing to provide a variety of housing opportunities</b>	Agree

<b>Strategies for What we're doing to encourage safe, vibrant and resilient communities</b>	Agree
<b>OVERALL</b>	
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	<p>There needs to be careful planning in residential areas for commercial sites / businesses. There are at least 2 areas in Springvale where business impact negatively on residents. For example Devon Road with Springvale Garden Centre - cars are able to park on both sides of the road which causes one lane traffic and decreased visibility. Noise from the visitors and traffic is of concern for people who live nearby. The Council has to take this into consideration with further development and ensure there is robust consultation with local residents. When developing future housing for the older person e.g. council flats – these need to be close to shopping centers if possible. The areas need to be accessible to bus routes so people can either drive, walk or catch the bus. This will ensure people remain as mobile as possible and continue to link with their local community. The Council should also ensure all council housing is accessible, has wet area bathrooms and follow the principles of dementia design. The Council needs to remain the owners of the Pensioner Housing</p>
Supporting documents	File(s) not provided
I would like to speak in support of my submission	No

Jennifer Gaskin

**From:** Whanganui District Council <noreply@whanganui.govt.nz>  
**Sent:** Thursday, 20 June 2019 2:58 PM  
**To:** whanganui.lec@gmail.com  
**Subject:** Policy Submission Acknowledgment - Submission: Proposed Housing Strategy



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

## 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	634061458192020
First name	David Alexander, Acting Chair on behalf of Whanganui Labour Electorate Committee
Last name	Alexander
Email address	whanganui.lec@gmail.com
Postal address	c/- 38 Parkdale Drive Aramaho Whanganui
Daytime phone number	0220252990
Organisation name	Whanganui Labour Electorate Committee
Your role	Acting Chair
Have you submitted to the Whanganui District Council before?	No
Gender	Male
Age group	
Ethnicity	

Would you be interested in being involved in further consultation opportunities with Council?	Yes
<b>Key Issues</b>	
<b>VISION</b>	
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
<b>GOALS AND OUTCOMES</b>	
Do you agree with the goals and outcomes for each of the strategy's key outcome areas? (please see page 10 of the strategy)	Disagree
1. Whanganui's housing systems and infrastructure function well	Disagree
2. Whanganui's homes are good quality and future-proofed	Disagree
3. Whanganui's homes meet the needs our people	Disagree
4. Whanganui's housing network supports united, thriving and connected communities	Disagree
<b>STRATEGIES</b>	
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	Disagree

Strategies for What we're doing to encourage safe, vibrant and resilient communities	Disagree
<b>OVERALL</b>	
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	
Supporting documents	<a href="#">Submission to WD Council on Housing Strategy 30 June 2019.docx</a> - Received
I would like to speak in support of my submission	No



20 June 2019

## SUBMISSION To Whanganui District Council on draft HOUSING STRATEGY

From: Whanganui Labour Electorate Committee

### Whanganui District Council Housing Strategy

Whanganui Labour supports the strategy but is concerned that it says :

*"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. This will happen across the entire housing market, for all Whanganui residents"*

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 the Council taking more action and leadership to get these housing providers or increase their capacity rather than hope they are there and will collaborate.

The Whanganui Labour Electorate Committee therefore requests

**That 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"*

**From:** [Whanganui District Council](#)  
**To:** [rpwalton@slingshot.co.nz](mailto:rpwalton@slingshot.co.nz)  
**Subject:** Policy Submission Acknowledgment - Submission: Proposed Housing Strategy  
**Date:** Wednesday, 26 June 2019 8:41:34 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	302060841193326
First name	Pauline
Last name	Walton
Email address	rpwalton@slingshot.co.nz
Postal address	49 Putiki Drive
Daytime phone number	063458982 0272495060
Organisation name	
Your role	
Have you submitted to the Whanganui District Council before?	No
Gender	Female
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	
<b>VISION</b>	
<p><b>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)</b></p>	Agree
<b>GOALS AND OUTCOMES</b>	
<p>Do you agree with the goals and outcomes for each of the strategy's key outcome areas? (please see page 10 of the strategy)</p>	
<b>1. Whanganui's housing systems and infrastructure function well</b>	Agree
<b>2. Whanganui's homes are good quality and future-proofed</b>	Agree
<b>3. Whanganui's homes meet the needs our people</b>	Agree
<b>4. Whanganui's housing network supports united, thriving and connected communities</b>	Agree
<b>STRATEGIES</b>	
<p>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)</p>	
<b>Strategies for What we're doing to develop our housing</b>	
<b>Strategies for What we're doing to make sure we have the right housing stock</b>	
<b>Strategies for What we're doing to provide a variety of housing opportunities</b>	

<p><b>Strategies for What we're doing to encourage safe, vibrant and resilient communities</b></p>	
<p><b>OVERALL</b></p>	
<p>What is your level of agreement with the general direction and priorities contained within the proposed Housing Strategy - have we got it right?</p>	
<p>Further comments</p>	<p>I have not answered above as I do not believe the District Council like the Government should be involved in housing other than maintaining their own, encouraging private build with easier faster permits etc. Allowing for land to be available and putting in all services when right and having strong, enforceable guidelines for what is expected. HOWEVER I do see that Council does need to step up in to the role of providing with other agencies suitable roofs for the most vulnerable in our community which came to the fore with a front page article in the Whanganui Chronicle a few weeks ago which prompted me to write to some Councilors. "I was shocked to read the Whanganui Chronicle's front page etc this morning. There needs to be another answer for these people other trying to rent a house. Bottom line is Landlords are not going to rent to tenants that are not reliable. For the Council to get into the housing market is impossible. The Government has proved that. A possible solution could be hostel type accommodation with a manager. Either converted from existing building or a new build but done with good solid building materials but without being expensive. Single rooms with communal bathroom, kitchen and living areas. This type of living would need a manager to work, and from there they could move up with good reports. Residents would pay rent as they would have an address by which they would be entitled to a benefit of some kind. Our society has declined to where there are some people that will</p>

	never find someone to rent out to them." We do not want to see our City go the way of Auckland and Wellington with street people so urgent action is needed at the level we see now. Thank you
Supporting documents	File(s) not provided
I would like to speak in support of my submission	No

**From:** [Whanganui District Council](#)  
**To:** [kerri.dewson@cancercd.org.nz](mailto:kerri.dewson@cancercd.org.nz)  
**Subject:** Policy Submission Acknowledgment - Submission: Proposed Housing Strategy  
**Date:** Thursday, 27 June 2019 10:12:33 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	692061012193127
First name	Kerri
Last name	Dewson-Pratt
Email address	kerri.dewson@cancercd.org.nz
Postal address	
Daytime phone number	021 1161874
Organisation name	
Your role	
Have you submitted to the Whanganui District Council before?	No
Gender	Female
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	
<b>VISION</b>	
<p><b>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)</b></p>	Strongly agree
<b>GOALS AND OUTCOMES</b>	
<p>Do you agree with the goals and outcomes for each of the strategy's key outcome areas? (please see page 10 of the strategy)</p>	Agree
<b>1. Whanganui's housing systems and infrastructure function well</b>	Neither agree nor disagree
<b>2. Whanganui's homes are good quality and future-proofed</b>	Neither agree nor disagree
<b>3. Whanganui's homes meet the needs our people</b>	Neither agree nor disagree
<b>4. Whanganui's housing network supports united, thriving and connected communities</b>	Neither agree nor disagree
<b>STRATEGIES</b>	
<p>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)</p>	Agree
<b>Strategies for What we're doing to develop our housing</b>	Agree
<b>Strategies for What we're doing to make sure we have the right housing stock</b>	Agree
<b>Strategies for What we're doing to provide a variety of housing opportunities</b>	Agree

<b>Strategies for What we're doing to encourage safe, vibrant and resilient communities</b>	Agree
<b>OVERALL</b>	
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	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.
Supporting documents	File(s) not provided
I would like to speak in support of my submission	No





**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](http://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:** [polycysubmissions@whanganui.govt.nz](mailto:polycysubmissions@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: A9 Brassey Road  
Whanganui Post code 4500  
Best daytime contact number: 027 220 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



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
<b>VISION</b>					
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)	✓				
<b>GOALS AND OUTCOMES</b>					
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	✓				
<b>STRATEGIES</b>					
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>		✓			
<b>OVERALL</b>					
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) <input type="checkbox"/>	Marybank-Gordon Park <input type="checkbox"/>
Bastia Hill / Durie Hill <input type="checkbox"/>	Putiki <input type="checkbox"/>
Blueskin- Maxwell <input type="checkbox"/>	St Johns Hill / Otamatea <input type="checkbox"/>
Castlecliff (Castlecliff North, Castlecliff South, Mosston) <input type="checkbox"/>	Springvale (Springvale West, Springvale East, Mosston) <input type="checkbox"/>
Fordell-Kakatahi <input type="checkbox"/>	Whanganui Central (Laird Park, Whanganui Central, Whanganui Collegiate) <input type="checkbox"/>
Gonville (Balgownie, Tawhero, Gonville South, Gonville East, Gonville West) <input type="checkbox"/>	Whanganui East (Williams Domain, Wembley Park, Kowhai Park) <input type="checkbox"/>
	Other <input type="checkbox"/>

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



## 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



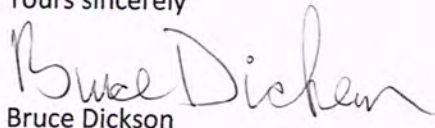
healthy environment a minimum tree coverage should be 25% of land use .In Auckland their target for this is 30% and in Sydney 40% . The areas of recent subdivisions in Whanganui - Springvale, Castlecliff , St. Johns Hill to name perhaps the obvious ones would have no where near 30 % tree coverage let 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

**From:** [Whanganui District Council](#)  
**To:** [scott.taylormoore@salvationarmy.org.nz](mailto: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

Key Issues	
VISION	
<p><b>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)</b></p>	Strongly agree
GOALS AND OUTCOMES	
<p>Do you agree with the goals and outcomes for each of the strategy's key outcome areas? (please see page 10 of the strategy)</p>	Strongly agree
<b>1. Whanganui's housing systems and infrastructure function well</b>	Strongly disagree
<b>2. Whanganui's homes are good quality and future-proofed</b>	Strongly disagree
<b>3. Whanganui's homes meet the needs our people</b>	Strongly disagree
<b>4. Whanganui's housing network supports united, thriving and connected communities</b>	Disagree
STRATEGIES	
<p>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)</p>	Agree
<b>Strategies for What we're doing to develop our housing</b>	Agree
<b>Strategies for What we're doing to make sure we have the right housing stock</b>	Agree
<b>Strategies for What we're doing to provide a variety of housing opportunities</b>	Agree

<b>Strategies for What we're doing to encourage safe, vibrant and resilient communities</b>	Agree
<b>OVERALL</b>	
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



**From:** [Whanganui District Council](mailto:jspence@wrhn.org.nz)  
**To:** [jspence@wrhn.org.nz](mailto: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

opportunities with Council?	
<b>Key Issues</b>	
<b>VISION</b>	
<p><b>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)</b></p>	Strongly agree
<b>GOALS AND OUTCOMES</b>	
<p>Do you agree with the goals and outcomes for each of the strategy's key outcome areas? (please see page 10 of the strategy)</p>	Agree
<b>1. Whanganui's housing systems and infrastructure function well</b>	Agree
<b>2. Whanganui's homes are good quality and future-proofed</b>	Agree
<b>3. Whanganui's homes meet the needs our people</b>	Agree
<b>4. Whanganui's housing network supports united, thriving and connected communities</b>	
<b>STRATEGIES</b>	
<p>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)</p>	Disagree
<b>Strategies for What we're doing to develop our housing</b>	Disagree
<b>Strategies for What we're doing to make sure we have the right housing stock</b>	Disagree
<b>Strategies for What we're doing to provide a variety of housing opportunities</b>	Agree

<b>Strategies for What we're doing to encourage safe, vibrant and resilient communities</b>	Agree
<b>OVERALL</b>	
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	<p>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</p>
Supporting documents	File(s) not provided
I would like to speak in support of my submission	No

**Jennifer Gaskin**

**From:** Whanganui District Council <noreply@whanganui.govt.nz>  
**Sent:** Tuesday, 2 July 2019 8:43 AM  
**To:** chester.penaflor@wdhb.org.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	634070842194002
First name	Chester
Last name	Penaflor MD
Email address	chester.penaflor@wdhb.org.nz
Postal address	29A Carlton Ave., Gonville, Whanganui
Daytime phone number	063483150
Organisation name	
Your role	
Have you submitted to the Whanganui District Council before?	Yes
Gender	Male
Age group	40 - 49 years

Ethnicity	Asian
Would you be interested in being involved in further consultation opportunities with Council?	No
Key Issues	
VISION	
<p><b>Everyone in Whanganui has the right housing opportunities and a great neighbourhood to live in</b> - do you agree that this is the right vision for our district to work towards? (please page 1 of the strategy)</p>	Strongly agree
GOALS AND OUTCOMES	
<p>Do you agree with the goals and outcomes for each of the strategy's key outcome areas? (please see page 10 of the strategy)</p>	Strongly agree
<p><b>1. Whanganui's housing systems and infrastructure function well</b></p>	Strongly agree
<p><b>2. Whanganui's</b></p>	Strongly agree

<b>homes are good quality and future- proofed</b>	
<b>3. Whanganui's homes meet the needs our people</b>	Strongly agree
<b>4. Whanganui's housing network supports united, thriving and connected communities</b>	Strongly agree
<b>STRATEGIES</b>	
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
<b>Strategies for What we're doing to develop our housing</b>	Strongly agree
<b>Strategies for What we're doing to make sure we have the right housing stock</b>	Strongly agree
<b>Strategies for What we're doing to provide a</b>	Strongly agree



variety of housing opportunities	
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?	Strongly agree
Further comments	<p><a href="https://www.nzherald.co.nz/health/news/article.cfm?c_id=204&amp;objectid=12126493">https://www.nzherald.co.nz/health/news/article.cfm?c_id=204&amp;objectid=12126493</a></p> <p>Housing and making sure a patient returned to an adequate home was also a major issue often lumped on the DHB to try solve. "We have people who are served with eviction notices for example and then they find themselves whilst they're in hospital suddenly without accommodation and then that adds to the difficulties that we then have to come up with solutions to. "For mental health consumers they are often the least able to negotiate, to find for example the money for a bond," Dr Stephen-Tastard said. "They also are the people who don't easily get a good reference. "When they do get accommodation they often struggle to maintain it. They struggle to do things like mowing the lawns. They struggle to maintain good relationships with neighbours. "We can find that they are prejudiced when it comes to tenancy because landlords may find ways of excluding them." Dr Stephen-Tastard wanted to see more single-tenant accommodation. She also said there needed to be more robust housing - "unfortunately some of our people are not particularly caring of doors and walls and things like that". "If there was one thing that we did as a community to change the shape of mental health in the future ... we need to look very hard at the way in which we're using alcohol, the way in which people are accessing alcohol and also at these designer substances and what they're doing to people. "Both in real time now but also the next generation who are in the womb. I think we've got a problem and we need to address that urgently."</p>
Supporting documents	File(s) not provided

I would like to speak in support of my submission	No
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## Whanganui mental health expert delivers stark drug and alcohol warning

20 Sep, 2018 5:00am

Managers responsible for the Te Awhina unit in Whanganui talk about the mental health crisis gripping Whanganui and the rest of the country. Jacob McSweeney is a reporter with the Whanganui Chronicle [jacob.mcsweeney@whanganuichronicle.co.nz](mailto:jacob.mcsweeney@whanganuichronicle.co.nz) WhangaChron

The community as a whole needs a rethink on the way alcohol and drugs are used to address the mental health crisis gripping Whanganui.

That's the message coming from managers at the Whanganui District Health Board dealing with an overpopulated mental health unit.

The Te Awhina unit is funded to have 12 patients but in the last year has regularly housed close to 20. In August that number reached 23.

There had also been 20 assaults of staff over that year and to deal with the bed crisis staff were getting patients to sleep on mattresses on floors and couches.

The DHB's acting medical director of Mental Health and Addiction Services, Dr Jo Stephen-Tastard, said they were getting more admissions and patients' stays were getting longer.

DHB's acting medical director of Mental Health and Addiction Services, Dr Jo Stephen-Tastard, said they were getting more admissions and patients' stays were getting longer.

"We think that this is about some quite complex factors and that those factors require a whole-of-community response in order to understand," she said.

"They've been discussed at a national level with all of our colleagues in Wellington coming up to look at the data to say 'what is this that is causing people to not recover in the ways that they would have done 15-20 years ago?'

"What is it about the kind of illnesses ... we're seeing that make their recovery that much more complex?"

Dr Stephen-Tastard said an example of a 'whole-of-community response' would be for everyone to think about how they used alcohol and "designer" drugs - which she said were prevalent in Whanganui.

"We don't know what the effects of those are on developing brains but what we're beginning to see is that they aren't good.

"If there was one thing that we did as a community to change the shape of mental health in the future ... we need to look very hard at the way in which we're using alcohol, the way in which people are accessing alcohol and also at these designer substances and what they're doing to people.

"Both in real time now but also the next generation who are in the womb. I think we've got a problem and we need to address that urgently."



"I think we've got a problem and we need to address that urgently," said Dr Jo Stephen-Tastard.

Housing and making sure a patient returned to an adequate home was also a major issue often lumped on the DHB to try solve.

"We have people who are served with eviction notices for example and then they find themselves whilst they're in hospital suddenly without accommodation and then that adds to the difficulties that we then have to come up with solutions to.

"For mental health consumers they are often the least able to negotiate, to find for example the money for a bond," Dr Stephen-Tastard said.

"They also are the people who don't easily get a good reference.



"When they do get accommodation they often struggle to find it, they struggle with things like mowing the lawns. They struggle to maintain good relationships with neighbours.

"We can find that they are prejudiced when it comes to tenancy because landlords may find ways of excluding them."

Dr Stephen-Tastard wanted to see more single-tenant accommodation. She also said there needed to be more robust housing - "unfortunately some of our people are not particularly caring of doors and walls and things like that".

Whanganui DHB chief executive Russell Simpson reiterated Dr Stephen Tastard's concerns.

"The issue we have here around homelessness and displacement is creating a huge demand on services where traditionally those demands wouldn't be there.

"So we're seeing residents in our community that are being forced out of accommodation because of affordability issues and that ultimately will have an impact on their health and mental wellness."

The DHB's associate director of nursing in mental health is Jeff Hammond.

Whanganui DHB chief executive Russell Simpson said Te Awhina was definitely one of the better acute mental health units in the country.

He said the unit did actually get its numbers down to 12 patients at one stage about three weeks ago, but only for a few hours.

"The staff have really sort of pulled together. They're a tight team. Remarkable how they've remained happy and are passionate about what they do but I just worry about how long they can keep it up for. So we need to get our numbers down to what we're funded for [12 beds] and what the building's designed for."

Why not just increase the number of beds?

"The answer lies in the community - not in creating more beds. It lies in the community and how we interact with other community agencies and how the community responds and their attitude towards the mentally ill. That's where their answer is, and not within the unit.

"The inpatient unit has a limited therapeutic value. It's good for people for a short period of time. It's not a good place to complete your recovery from mental illness being around other acutely mentally unwell people.

"That's the best place to complete your recovery ... in your own bed, in your own house and certainly out in the community. Getting back on the horse, getting back to work and being amongst family and friends."

His boss agreed.

"We have 62,000 beds in our community," Russell Simpson said.

"The best bed for a person is their own one. All the statistics would demonstrate that an inpatient admission is not in the best outcome for a person, particularly with a chronic condition."

He also called on families and friends to keep an eye on their people and to try not let them fall into such a state they had to be admitted to places like Te Awhina.

"As a District Health Board we need the community's help and we need to make sure there's that self-responsibility for one's individual self and also the family and the whanau.

"They have a huge role to play in someone's wellness. If we can all collectively use our wisdom and channel it in a way that protects an individual from any of the potential issues with alcohol and drug then we would welcome the intervention from those families at an earlier stage rather than letting it escalate and requiring the reliance on many of our other services which are for the acutely unwell.

"The only way we can address these current concerns is to work collectively as a community and that community requires our 62,000 residents to play a part in that as well."



From: [Jenny Saywood](#)  
To: [!Policy Submissions](#)  
Subject: Housing Policy  
Date: Tuesday, 2 July 2019 2:10:15 PM

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## Submission to District Council - Housing

I live opposite the Netball Court in London Street. Not a very desirable area but one that resembles Ponsonby in the 80's and 90's prior to gentrification. I have also lived in Devonport, Auckland at the beginning of the gentrification of that area. Both of these are now very desirable suburbs of Auckland.

Whanganui is known for its heritage buildings and it's "character". Old houses, done up, would add to the character of the place.

It is depressing to walk around the area where I live now, I see empty houses and houses that are very neglected. I suspect that they would not meet the standards of a healthy home.

I am concerned that the freeing up of land on the outskirts of Whanganui for new housing developments has had a detrimental effect on this suburb particularly, creating more and more empty houses.

I also have observed the effects of an absentee landlord buying up several houses on Trade Me several years ago, and then renting them out

from afar. The motive for these acquisitions appears to be purely profit as he had no interest in what was happening to his properties. Most of them were eventually trashed by the people renting them due to lack of supervision. One backs on to my house and in its day was a cute little cottage which housed several families happily over the years. It has been empty for three years and the landlord who moved eventually to Whanganui to do up the rentals himself now treats this property like a deposit for old iron, wood, bricks and anything else presumably he has taken out of his other properties. It is very unattractive. But more importantly it could be a home for a family.

I would like to see the District Council look at:

- a. following up on the owners of houses that are empty or delapidated and put some pressure on them to either sell or do up the property for rental.
- b. Provide an incentive scheme where young families could rent to buy these old houses and renovate themselves.
- c. Encourage a sense of neighbourhood in these areas and a sense of pride in owning a home



Jenny Saywood  
119 London Street  
Whanganui

06 3478931

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

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**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	<a href="mailto:mikeia@xtra.co.nz">mikeia@xtra.co.nz</a>
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

Age group	60 years or over
Ethnicity	NZ European
Would you be interested in being involved in further consultation opportunities with Council?	Yes
<b>Key Issues</b>	
<b>VISION</b>	
<b>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)</b>	Agree
<b>GOALS AND OUTCOMES</b>	
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
<b>1. Whanganui's housing systems and infrastructure function well</b>	Agree
<b>2. Whanganui's homes are good quality and future-proofed</b>	Disagree
<b>3. Whanganui's homes meet the needs our people</b>	Neither agree nor disagree
<b>4. Whanganui's housing network supports united, thriving and connected communities</b>	Neither agree nor disagree
<b>STRATEGIES</b>	
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
<b>Strategies for What we're doing to develop our housing</b>	Agree
<b>Strategies for What we're doing to make sure we have the right housing</b>	Neither agree nor disagree

<b>stock</b>	
<b>Strategies for What we're doing to provide a variety of housing opportunities</b>	Neither agree nor disagree
<b>Strategies for What we're doing to encourage safe, vibrant and resilient communities</b>	Agree
<b>OVERALL</b>	
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	<a href="#">Proposed housing plan.docx</a> - Received
I would like to speak in support of my submission	Yes

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



**From:** [Jennifer Gaskin](#)  
**To:** [Leayne Huirua](#)  
**Subject:** FW: Policy Submission Acknowledgment - Submission: Proposed Housing Strategy  
**Date:** Wednesday, 3 July 2019 9:43:02 AM

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**From:** Whanganui District Council [mailto:noreply@whanganui.govt.nz]  
**Sent:** Tuesday, 2 July 2019 5:31 PM  
**To:** bobbiejanebryce@gmail.com  
**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	857071730194002
First name	Bobbie
Last name	Bryce
Email address	<a href="mailto:bobbiejanebryce@gmail.com">bobbiejanebryce@gmail.com</a>
Postal address	17 Norfolk Drive, Otamatea.
Daytime phone number	06 348 9414
Organisation name	Whanganui Stroke Support Group
Your role	President
Have you submitted to the Whanganui District Council before?	No
Gender	Female
Age group	60 years or over

Ethnicity	NZ European
Would you be interested in being involved in further consultation opportunities with Council?	No
<b>Key Issues</b>	
<b>VISION</b>	
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
<b>GOALS AND OUTCOMES</b>	
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	Neither agree nor disagree
2. Whanganui's homes are good quality and future-proofed	Neither agree nor disagree
3. Whanganui's homes meet the needs our people	Agree
4. Whanganui's housing network supports united, thriving and connected communities	Disagree
<b>STRATEGIES</b>	
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	Agree
Strategies for What we're doing to make sure we have the right housing stock	Disagree

<b>Strategies for What we're doing to provide a variety of housing opportunities</b>	Disagree
<b>Strategies for What we're doing to encourage safe, vibrant and resilient communities</b>	Neither agree nor disagree
<b>OVERALL</b>	
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	I believe your strategy misses the cheaper but still good quality options of pre-fab houses and townhouses. We're freeing up land in Springvale, for instance, to build more brick-and-tile boxes on individual garden sites. What a waste of space? We need row houses and affordable boxes (think the old transportable Keith Hay homes). Look at Milton Keynes in the UK - a city of 3-storey smart townhouses. Lifts for the elderly. We need smaller homes , easier to heat, build, furnish, cheaper all round.
Supporting documents	File(s) not provided
I would like to speak in support of my submission	No

**From:** [Whanganui District Council](#)  
**To:** [wlpdmp@gmail.com](mailto:wlpdmp@gmail.com)  
**Subject:** Policy Submission Acknowledgment - Submission: Proposed Housing Strategy  
**Date:** Wednesday, 3 July 2019 2:54:55 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	856071454195203
First name	Lance
Last name	Patterson
Email address	wlpdmp@gmail.com
Postal address	19a College Street, College Estate, Wanganui. 4500
Daytime phone number	06 3458809
Organisation name	
Your role	
Have you submitted to the Whanganui District Council before?	No
Gender	Male
Age group	60 years or over
Ethnicity	NZ European
Would you be interested in being involved in further consultation	Yes

opportunities with Council?	
<b>Key Issues</b>	
<b>VISION</b>	
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
<b>GOALS AND OUTCOMES</b>	
Do you agree with the goals and outcomes for each of the strategy's key outcome areas? (please see page 10 of the strategy)	Neither agree nor disagree
1. Whanganui's housing systems and infrastructure function well	Disagree
2. Whanganui's homes are good quality and future-proofed	Neither agree nor 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	Strongly disagree
<b>STRATEGIES</b>	
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	Neither agree nor disagree
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

<b>Strategies for What we're doing to encourage safe, vibrant and resilient communities</b>	Neither agree nor disagree
<b>OVERALL</b>	
What is your level of agreement with the general direction and priorities contained within the proposed Housing Strategy - have we got it right?	Neither agree nor disagree
Further comments	
Supporting documents	File(s) not provided
I would like to speak in support of my submission	No



**From:** [Whanganui District Council](#)  
**To:** [ktjaunay@gmail.com](mailto:ktjaunay@gmail.com)  
**Subject:** Policy Submission Acknowledgment - Submission: Proposed Housing Strategy  
**Date:** Thursday, 4 July 2019 2:27:19 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	119071427191704
First name	Kate
Last name	Jaunay
Email address	ktjaunay@gmail.com
Postal address	c/- Whanganui IHC Association PO Box 807 Whanganui 4540
Daytime phone number	021 1148686
Organisation name	Whanganui IHC Association
Your role	-
Have you submitted to the Whanganui District Council before?	No
Gender	Gender Diverse
Age group	
Ethnicity	
Would you be interested in being involved in further consultation	Yes

opportunities with Council?	
<b>Key Issues</b>	
<b>VISION</b>	
<p><b>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?</b> (please page 1 of the strategy)</p>	Strongly agree
<b>GOALS AND OUTCOMES</b>	
<p>Do you agree with the goals and outcomes for each of the strategy's key outcome areas? (please see page 10 of the strategy)</p>	
<b>1. Whanganui's housing systems and infrastructure function well</b>	Strongly agree
<b>2. Whanganui's homes are good quality and future-proofed</b>	Strongly agree
<b>3. Whanganui's homes meet the needs our people</b>	Strongly agree
<b>4. Whanganui's housing network supports united, thriving and connected communities</b>	Strongly agree
<b>STRATEGIES</b>	
<p>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)</p>	
<b>Strategies for What we're doing to develop our housing</b>	Strongly agree
<b>Strategies for What we're doing to make sure we have the right housing stock</b>	Strongly agree
<b>Strategies for What we're doing to provide a variety of housing opportunities</b>	Strongly agree

<b>Strategies for What we're doing to encourage safe, vibrant and resilient communities</b>	Strongly agree
<b>OVERALL</b>	
What is your level of agreement with the general direction and priorities contained within the proposed Housing Strategy - have we got it right?	Strongly agree
Further comments	I am responding on behalf of the many IDEA Services clients the IHC advocates for in Whanganui. There are about 30 homes for IDEA residents. Our committee is now conducting informal Building WOF checks, as well as looking at 'pastoral care' of clients. We hope, by doing this, to be able to effect positive changes where necessary for our vulnerable people.
Supporting documents	File(s) not provided
I would like to speak in support of my submission	No

**From:** [Whanganui District Council](#)  
**To:** [Ailsa Stewart](#)  
**Subject:** Policy Submission Acknowledgment - Submission: Proposed Housing Strategy  
**Date:** Thursday, 4 July 2019 2:35:05 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	154071435190304
First name	Ailsa
Last name	Stewart
Email address	ailsa.stewart@xtra.co.nz
Postal address	5 Hampton Place Wanganui 4500
Daytime phone number	027 3445554 or (06) 344 4312
Organisation name	National Council of Women, Whanganui Branch
Your role	Life member + committee member
Have you submitted to the Whanganui District Council before?	Yes
Gender	Female
Age group	60 years or over
Ethnicity	NZ European
Would you be interested in being involved in further consultation	Yes

opportunities with Council?	
<b>Key Issues</b>	
<b>VISION</b>	
<p><b>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)</b></p>	Agree
<b>GOALS AND OUTCOMES</b>	
<p>Do you agree with the goals and outcomes for each of the strategy's key outcome areas? (please see page 10 of the strategy)</p>	Agree
<b>1. Whanganui's housing systems and infrastructure function well</b>	Agree
<b>2. Whanganui's homes are good quality and future-proofed</b>	Agree
<b>3. Whanganui's homes meet the needs our people</b>	Agree
<b>4. Whanganui's housing network supports united, thriving and connected communities</b>	Agree
<b>STRATEGIES</b>	
<p>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)</p>	Agree
<b>Strategies for What we're doing to develop our housing</b>	Agree
<b>Strategies for What we're doing to make sure we have the right housing stock</b>	Agree
<b>Strategies for What we're doing to provide a variety of housing opportunities</b>	Agree

<b>Strategies for What we're doing to encourage safe, vibrant and resilient communities</b>	Agree
<b>OVERALL</b>	
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	<p>We believe a small independent body should be established to oversee the many strands of the housing strategy if the aspirations are to be developed as intended and as changing needs of the community emerge over time.</p> <p>Compulsory green areas in all new subdivisions must be suitably sited and of a good size to accommodate leisure activities and with playground equipment to suit various age groups.</p> <p>Affordable housing is essential if young people are to be encouraged to settle in Wanganui. The range of options as proposed are necessary. An agency should be established to offer advice on economics, schools, transport etc for first-time buyers to consider before making a property purchase.</p>
Supporting documents	File(s) not provided
I would like to speak in support of my submission	No



## Submission to the Draft Housing Strategy from Cr Rob Vinsen

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.

As a local authority we have opportunities available to us – opportunities that are not available to other organizations.

This submission is a challenge to the Whanganui District Council to take action – as other council's have done – actions that can bring to reality the Housing Strategy vision :***Everyone in Whanganui has the right housing opportunities and a great neighbourhood to live in***

Tauranga, Upper Hutt, Hamilton, Nelson, Horowhenua, are local authorities that have taken positive action to address housing issues – there are others also.

Hamilton and Tauranga have sold their community housing portfolios to Accessible Properties – a division of the IHC. Accessible Properties have a portfolio of over 3000 units. They are building 75 new units in Hamilton as a condition of the sale.

The Sisters of Compassion purchased the Upper Hutt CC portfolio twenty years ago, and in 2016 purchased the Horowhenua DC portfolio. They have an agreement with the vendor to develop 1.5 HA of land for new community housing.

### **CASE STUDY – Nelson City Council**

From NCC Minutes :

Following the Council Long Term Plan workshops in January/February 2018 the Mayor made contact with the government to explain the difficulties Nelson was facing in relation to its community housing. In response a number of officials visited Nelson led by Scott Gallacher, the then Deputy Chief Executive Housing at the Ministry of Social Development, and Greg Groufsky, the Deputy Chief Executive at Housing New Zealand. The Mayor and Chair of Community Services held a detailed discussion with the government officials about the challenges facing their community housing, the fast growing demand in Nelson and the urgent need for assistance. A period of information exchange and discussion between officials followed, culminating in an offer from HNZ to consider acquiring Council's community housing portfolio with a view to redeveloping and expanding the asset. Scott Gallacher, now Deputy Chief Executive of Public Housing Supply at the new Ministry of Housing and Urban Development, and Monique Fowler, National Portfolio Manager, HNZ presented at a Council briefing on 11 October 2018

A Preferred Option was developed and a “ Proposal on the Future of Council's Community Housing “ document was submitted for Public Consultation with the 2019/2020 Annual plan.

**The Nelson City Council intends that the net proceeds from any divesting of community housing assets, would be used to fund future work on housing in Nelson (with any remainder being used to pay down debt). The aim would be to work with partners who have the ability to deliver housing solutions for the community and support their efforts. This could include an investment of capital by NCC into other**

social housing projects but would not include Council owning social housing or being a social housing landlord. The price achieved will determine the funds available for future investment in housing related projects.

## **Comparison of Housing Portfolio's Nelson City Council and Whanganui District Council**

	Nelson CC	Whanganui DC
Units	142	275
Asset Value	\$8.382 M	\$11.154 M
RV	\$16.5 M	\$15.483 M
Rentals as % of GRI	25%	Increasing to 32%

## **What is happening to the Whanganui District Council Pensioner Housing Activity**

Two years ago concerns around projected future costs to ratepayers led to a review.

Deficits ( funded by borrowing) were projected in the 2014/15 10Y Long Term Plan to be \$1.215 M. The review decided to increase rentals and reduce capital works and the deficit for the current 10Y Long Term Plan has been reduced to \$623,000.

It is of concern that tenants face substantial rent increases to balance the books. 32% of GRI is very high.

## **A suggested way forward**

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..

There are a limited number of community focused, non profit, registered community housing providers in New Zealand. Whanganui is well placed , considering the demographics of our community, to attract their interest.

## **The Opportunity**

The Whanganui District Council owns land bordering Carson St. The land area is 78,966 SM – comprising two titles of 21,316 SM and 57,650 SM



<http://wdc-gis2/intramaps90/>

A parcel of land such as this is capable of providing 400-500 building sites. The vision is to divest the WDC Pensioner Housing Portfolio to a provider capable of developing this urban development. I agree with the view of the Nelson City Council and believe that the Whanganui District Council should adopt a similar strategy *“This could include an investment of capital by NCC into other social housing projects but would not include Council owning social housing or being a social housing landlord”*.

As Iwi already have an interest in this land, they may wish to be a key partner going forward.

### **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.**

This submission seeks for the Whanganui District Council to investigate, research, and report on this proposal.



**Cr Rob Vinsen**

**Whanganui District Council**

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# PROPOSAL ON THE FUTURE OF COUNCIL'S COMMUNITY HOUSING





# 1. NELSON CITY COUNCIL'S PROPOSED DIVESTMENT OF COMMUNITY HOUSING

- 1.1 With rising house prices putting increasing pressure on the community and an unprecedented demand for subsidised housing, Council is looking for practical ways it can make a difference. A number of social housing<sup>1</sup> providers are interested in developing Council's nine community housing<sup>2</sup> locations to provide more housing for low-income tenants. Such providers have opportunities to access government and other funding sources that are not available to councils, which could be rental subsidies or capital grants for example.
- 1.2 In addition Council is facing significant upgrade costs to bring the community housing units up to modern living standards that tenants would expect. It has also recently started to subsidise community housing costs from rates.
- 1.3 Through any divestment of Council's community housing, protection of the wellbeing of the current tenants would be prioritised. Tenants would also benefit from increased investment in upgrading units.
- 1.4 This consultation document outlines the proposal by Council to divest some or all of its community housing portfolio to address the above issues.
- 1.5 Throughout this document, the word 'divest' is used, which encompasses the sale of the assets but also allows for the transfer of the assets from Council ownership by other means. For example, Council could sell the bulk of the portfolio, but subdivide a portion for smaller partners to develop.
- 1.6 The public is invited to submit on this proposal. You can make a submission online at [nelson.govt.nz](http://nelson.govt.nz) or in writing by using the submission form at the end of this document. Submissions must be received by 5pm 2 May 2019.

## 2. INTRODUCTION

- 2.1 Council houses around 152 people in its 142 community housing units at nine locations around Nelson (see map in Appendix 1). The

units were built mainly during the 1960s and 70s using low interest loans from central government. This was a time when the government was encouraging councils to establish community housing for low-income older people, and close to 90% of councils took up loans. Over 14,000 community housing rental units were built around the country and generally operated on a cost-recovery basis whereby rents covered the cost of maintaining the housing with no subsidy from ratepayers. Community housing is a discretionary activity for Council, not required by legislation or considered a core activity. However, Council's community housing portfolio is identified as a strategic asset in Council's Significance and Engagement Policy.

- 2.2 As with most other councils, Nelson is now finding that its community housing no longer meets modern expectations in a number of areas, for example around size (many of the units are bedsits); accessible entrances, showers and interiors; affordable heating etc. Most of the units are over 40 years old and the original low cost building materials, coupled with the age of the units, means that maintenance demands are increasing over time.
- 2.3 Also of concern are the future costs that ratepayers face. Advice from external consultants provided to Council last year estimated the upgrade costs spread over the next 20 to 25 years to be around \$20 million. The majority of the upgrade cost would be needed for demolition and replacement of older units, but also includes more general improvement work. Routine maintenance costs are also increasing due to the age of the units.
- 2.4 Council is aware of increasing demand for subsidised housing. Over the last 12 months the waiting list for Council units has reached all-time highs (up to 60) when there are usually about 12 vacancies a year. Numbers on the Ministry of Social Development's Public Housing Register (from which it sources tenants for its social housing) show close to a tripling in demand in Nelson over the last two years (from 46 to 123). The Nelson Tasman Housing Trust (which provides housing for those on low incomes and with particular needs) has been receiving five requests for help a week, but averages only five vacancies a year.

<sup>1</sup> For the purposes of this proposal social housing is defined as housing provided at a reduced (subsidised) rental for people on low incomes or with particular needs.

<sup>2</sup> For the purposes of this proposal community housing is defined as a type of social housing provided by local authorities at a reduced (subsidised) rental for people on low incomes or with particular needs, most often older adults.



- 2.5 Costs associated with Council's community housing have in the past been covered by rents. Increased costs mean community housing is now subsidised from rates (at around \$160,000 per year or about \$8 per household each year).
- 2.6 Council is concerned that there are likely to be residents in difficult financial situations who are now indirectly subsidising the living costs of the small number who can access Council's community housing. While there is a general community good that comes from supporting subsidised housing for those in need, the size of the investment required (\$20 million for upgrades and substantial funding for new units) may not be a reasonable or affordable amount to take from rates.
- 2.7 Having considered these challenges and knowing that central government was prioritising social housing, Council started talking with government officials to see what could be done. After much discussion it was agreed to explore the option of Housing New Zealand buying all 142 units. The Nelson Tasman Housing Trust subsequently also made a proposal to purchase the units.
- 2.8 Other local providers such as Abbeyfield and Habitat for Humanity Nelson are interested in being partners in a solution. This could, for example, involve Council selling the bulk of the portfolio but subdividing a portion for smaller partners to develop.
- 2.9 Council believes that the willingness of such experienced and well-regarded providers to address these issues presents a unique opportunity to achieve a sustainable future for Nelson's community housing. The aim is an outcome which will bring the units up to modern living standards and increase the amount of community housing available in Nelson.

## 3. BACKGROUND

- 3.1 Council's community housing was established to provide housing for older residents with limited

financial means. The first priority has been superannuitants aged 65 plus, and the second priority beneficiaries aged 55 plus. Applicants for tenancies have to provide an assurance that their assets do not exceed \$40,000 for a couple or \$25,000 for a single person, although Council does not verify financial circumstances or require tenants to advise if their circumstances change. The past practice has been to take applicants from a waiting list on a first come, first served basis rather than prioritising according to need.

- 3.2 Tenants' rents are fixed at the equivalent of 25% of New Zealand Superannuation – which means \$100 per week for a single person in a bedsit or \$154 for a couple in a one bedroom unit. This means that the majority of tenants, being single, are currently paying below 50% of Nelson market rents (lower quartile) rather than the 70-80% that is the norm for council-owned community housing nationally. This puts Nelson community housing rents amongst the lowest in the country. Council has previously proposed increasing rents to 30% of superannuation but due to strong community opposition this was not pursued.
- 3.3 In November 2017 a contract for management of the units was awarded to the Nelson Tasman Housing Trust. Council wanted to ensure that adequate social support was provided for tenants and this meant the new contract came at a significantly higher cost. This has led to community housing moving from being a cost-recovery activity to being subsidised by ratepayers at a level of \$160,000 in most years of the current ten year plan. As a result of this subsidy Council again discussed the possibility of increasing tenant rents, which could go towards both eliminating the subsidy and meeting upgrade costs<sup>3</sup>. Although it did not pursue a rent increase at the time this option is outlined below at 5e. It also considered the option of selling some locations to fund the upgrades of other sites but as this would lead to a reduction in the number of units Council did not pursue this option further.



<sup>3</sup> For example, an average rental increase of \$21.67 per unit per week would eliminate the \$160,000 subsidy and a further increase of between \$170 and \$298 per unit per week would be required to cover the interest and depreciation on the \$20 million upgrade.



## 4. COUNCIL'S PREFERRED OPTION

- 4.1 Council is proposing to divest some or all of its community housing to one or more providers. It considers this will allow the upgrading and expansion of the community housing by groups that can access government and other funding that Council is not eligible for. The objective of this proposal is to improve the wellbeing of existing tenants and increase the amount of subsidised housing, available in Nelson.
- 4.2 The provider will be either a government agency or a community housing provider registered with the government. To ensure they have a good understanding of the Nelson community and local context, Council will only divest to a provider that has a local presence (noting that they may have partners, including from outside Nelson, who bring other advantages such as investment capital to redevelop the community housing).
- 4.3 It is likely, if the housing is divested, that current tenants may need to be assessed by the new provider for eligibility. It is expected that all current tenants will be able to continue their tenancy with the new provider.
- 4.4 Council is not proposing to require that the purchaser restrict access to the community housing to people 55 and over, as is the case with Council's current policy. Council believes it is fairer for a future provider to make the subsidised housing available to residents based on need, not on age. Council is, however, very mindful of the existing communities at each of the nine locations and has had discussions with potential purchasers about the importance of the established, stable environments that tenants currently live in.
- 4.5 Council will aim to achieve the highest possible price in any divesting of the assets while looking to secure the wellbeing of current and future tenants. However, the restrictions on the type of purchasers and expectations around how the properties will be used, will impact the price Council can achieve.
- 4.6 Council intends that the net proceeds from any divesting of community housing assets, up to the book value (i.e. \$8.382 million), would be used to fund future work on housing in Nelson (with any remainder being used to pay down debt). The aim would be to work with partners who have the ability to deliver housing solutions for the community and support their efforts. This could include an investment of capital by Council into other social housing projects but would not include Council owning social housing or being a social housing landlord. The price achieved will determine the funds available for future investment in housing related projects.
- 4.7 Council will make it a condition of any potential divestment that the purchaser(s) agrees to negotiate with Council to develop a mutually agreed Memorandum of Understanding (MOU) to cover a number of elements in relation to community housing. Council expects the MOU to outline the purchaser's plans, including timelines, for upgrading the community housing and developing new units, noting this will depend on funding availability, ability to relocate tenants during works, and detailed assessments of priority locations for redevelopment.
- 4.8 The MOU will also document expectations around the continued provision of at least the same number of units of social housing in the Nelson district into the future. It will also encourage the purchaser to use sustainable and energy efficient approaches when upgrading existing or building new units and to consider the wellbeing of tenants in all aspects of the design.
- 4.9 The reason Council is proposing to use an MOU to outline expectations is because valuation advice is that using an encumbrance or covenant in gross on the title could result in a significant decrease in the price that could otherwise be achieved.
- 4.10 Council considers that this proposal will have a number of advantages as set out above. One disadvantage of this proposal is that Council will no longer own community housing assets. Council considers that the safeguards proposed above will help to minimise this disadvantage. Another disadvantage is that an MOU is not legally binding (meaning Council could not necessarily require the purchaser to meet the expectations outlined above). However, Council considers that the risk of a provider not following the MOU will be minimised by restricting the class of providers to those who have a demonstrable commitment to providing community housing.
- 4.11 Legislation requires Council, when considering the divestment of a strategic asset (such as Council's community housing portfolio) to any person, to describe any accountability or monitoring arrangements to be used to assess the performance of any person in relation to that asset; and consider any conflicts of interest that might arise with the proposed divestment. Council does not propose to undertake any monitoring or assessment of the asset following divestment. However, as outlined above, Council proposes to negotiate a MOU with the purchaser that will outline the future intentions of the purchaser and how they will manage and develop the community housing.
- 4.12 No conflicts of interest have been identified in relation to any of options above.



## FINANCIAL IMPLICATIONS

- 4.13** If it was decided to divest some or all of Council's community housing portfolio, ratepayer funding currently allocated for community housing could be used elsewhere or rates may be reduced (achieving savings of around \$160,000 uninflated in most years of the ten year plan). It would also mean that future funding (approximately \$20 million spread over 20 to 25 years) for renovating the units, or any funding to build new units, would not need to be borrowed or rated for.
- 4.14** The housing portfolio has a current net book value of \$8,382,000 which includes the value of its land, approximately 3.1 hectares. The net book value takes into account the historical cost of the housing asset plus any revaluations of land<sup>4</sup> but minus depreciation. This is different to the rateable value of the portfolio provided by Quotable Value Ltd (and used to calculate rates) which is \$16,500,000 as at 1 September 2018. Neither of these values is indicative of the current market value so the final price might be more or less than the book value or rateable value.
- 4.15** The net proceeds will reduce debt and associated interest costs until such a time as the reserve is utilised. As an indication, if the net proceeds were equal to the net book value of \$8.382 million, then debt would reduce by \$8.382 million, and interest costs (and thereby rates) would reduce by approximately \$361,000 per annum. Council funding for the operation of the activity of \$160,000 per annum would also cease, in total saving \$521,000 in rates.
- 4.16** Over time, as the reserve is used to fund future work on housing, debt will increase up to a maximum of \$8.382 million (in this example) and the associated interest will need to be funded from rates.
- 4.17** Council's Orchard Street Flats were partially upgraded in 2011 using a 20 year Housing New Zealand suspensory loan of \$1.17 million. The terms of the loan are such that Council will need to apply to Housing New Zealand for approval to sell the property and if approval is not given, to repay the loan as well as interest to the full term of 20 years. There is also a clause requiring Council, if selling this property, to offer it first to Housing New Zealand or a housing provider approved by Housing New Zealand, at market value.
- 4.18** Council's proposal would not lead to a change to the levels of service based on the assumption that the new provider would continue to maintain current service.

## 5. OTHER OPTIONS ALSO CONSIDERED BY COUNCIL

- 5.1** In addition to the proposal outlined above, Council has also identified the following options that are reasonably available to it in relation to its community housing portfolio. Council has assessed each of these options (including the proposal) in terms of their advantages and disadvantages. It considers that none of the alternative options identified below offer the advantages of the proposal outlined above. However, if you believe any of these alternatives are preferable, Council would welcome hearing your views.

### a) Council continues to own community housing

This option would see the Council continuing to provide community housing. It could choose to outsource the management contract (as it does now) or deliver that in-house. Funding from rates to partially subsidise the management of the units would continue. This option does not include renovating or expanding the housing as these have different implications on rates and debt.

<b>Advantages</b>	<ul style="list-style-type: none"> <li>Provides more certainty for Council and the community about the future of the community housing.</li> <li>Continues to provide subsidised housing for residents 55 and over in small communities with peers of a similar age.</li> </ul>
<b>Disadvantages</b>	<ul style="list-style-type: none"> <li>Continued rates subsidy of the management contract costs.</li> <li>Inequity for other ratepayers, in effect, subsidising tenants in community housing through rates.</li> <li>Likely that the quality of the housing would decline without the additional rates funding required to undertake upgrades.</li> </ul>

4 Under Council policy, the land is revalued, but not the buildings.



### a) Council continues to own community housing...continued

Financial implications	<ul style="list-style-type: none"> <li><b>Rates:</b> This option would not require any changes to Council's Long Term Plan budgets. The rates subsidy of \$160,000 (approximately \$8 per household) per annum would continue.</li> <li><b>Debt:</b> This option would not require any changes to Council's Long Term Plan budgets.</li> <li><b>Level of Service:</b> This option would not lead to any changes to current levels of service.</li> </ul>
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### b) Council continues to own community housing and commits to renovating the asset

This option would see Council commit to additional borrowings and rates funding to bring the portfolio up to a modern living standard.

Advantages	<ul style="list-style-type: none"> <li>Provides more certainty for Council and the community about the future of the community housing.</li> <li>Continues to provide subsidised housing for residents 55 and over in small communities with peers of a similar age.</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>Would require additional borrowings of approximately \$20 million spread over the next 20 to 25 years with interest and depreciation subsidised by rates over subsequent years.</li> <li>Continued rates subsidy of the management contract costs of \$160,000 (approximately \$8 per household) per annum.</li> <li>Inequity of other ratepayers, in effect, subsidising tenants in community housing through rates.</li> <li>May require selling some complexes to generate funding for upgrades, resulting in less housing available for tenants.</li> </ul>
Financial implications	<ul style="list-style-type: none"> <li><b>Rates:</b> Under this option the rates subsidy of the management contract of \$160,000 (approximately \$8 per household) per annum would continue. It would also require additional funding over time of between \$1.3 million to \$2.2 million per annum to fund interest on borrowings of \$20 million and additional depreciation. Community housing rents, the Council subsidy or a combination of both of these might need to increase to offset these costs.</li> <li><b>Debt:</b> This option would lead to an increase in borrowings of \$20 million to fund upgrade costs.</li> <li><b>Level of Service:</b> This option would not lead to any change to the current level of service.</li> </ul>

### c) Council continues to own community housing and commits to expanding the asset

This option would see Council keep the community housing and commit extra rates funding to provide additional community housing.

Advantages	<ul style="list-style-type: none"> <li>Provides more certainty for Council and the community about the future of the community housing.</li> <li>Continues to provide subsidised housing for residents 55 and over in small communities with peers of a similar age.</li> <li>Increases the amount of community housing to help meet growing demand.</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>Additional borrowings and subsequent cost to rates to build new units, in addition to meeting upgrade costs for the portfolio of approximately \$20 million spread over the next 20 to 25 years. Continued rates subsidy of the management contract costs of \$160,000 (approximately \$8 per household) per annum.</li> <li>Inequity of other ratepayers, in effect, subsidising tenants in community housing through rates.</li> <li>Cost of building new units would significantly increase debt, and rates, and displace other Council projects.</li> </ul>

Table continued overleaf



### c) Council continues to own community housing and commits to expanding the asset...continued

Financial implications	<ul style="list-style-type: none"> <li><b>Rates:</b> Under this option the rates subsidy of the management contract of \$160,000 (approximately \$8 per household) per annum would continue but may well increase as new units are added. It would also require additional funding over time of between \$1.3 million to \$2.2 million per annum to fund interest on borrowings of \$20 million and additional depreciation relating to the upgraded units. There would be further additional interest, depreciation and maintenance costs in future years for the additional new units. For every \$1 million borrowed to expand the housing asset a rates impact (interest and depreciation) would be expected of between \$66,000 and \$113,000 per annum plus any maintenance costs. The Council subsidy would be expected to increase to offset these costs.</li> <li><b>Debt:</b> This option would lead to an increase in borrowings of \$20 million to fund upgrade costs. Further borrowings would be required to fund additional new units.</li> <li><b>Level of Service:</b> This option would not lead to any change to the current level of service.</li> </ul>
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### d) Council continues to own the community housing but leases the housing units to another provider

This option would see an accredited provider or government agency lease the housing and be responsible for all operating costs such as day-to-day maintenance.

Advantages	<ul style="list-style-type: none"> <li>Provides more certainty for Council and the community about the future of the community housing.</li> <li>Funding for maintaining the current units to be met by lease and would not be a cost to ratepayers.</li> <li>Housing New Zealand or an accredited provider expected to be able to access funding from sources not available to Council.</li> <li>Goes some way to reducing the inequity for other ratepayers, as there would no longer be a community housing rental subsidy of \$160,000.</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>Under a lease scenario Council would remain responsible for the upgrade costs estimated at \$20 million spread over the next 20 to 25 years.</li> <li>Inequity for other ratepayers in respect of the additional rates funding required to fund housing upgrades of \$20 million spread over the next 20 to 25 years for interest and depreciation of borrowings as well as additional maintenance costs in future years for the additional new units, if these proceeded.</li> </ul>
Financial implications	<ul style="list-style-type: none"> <li><b>Rates:</b> Under this option additional funding would be required over time of between \$1.3 million to \$2.2 million per annum to fund interest on borrowings of \$20 million and additional depreciation relating to the upgraded units. There would be further additional interest, depreciation and maintenance costs in future years for the additional new units, if these proceeded.</li> <li><b>Debt:</b> Council would retain ownership of the community housing and accordingly not reduce debt from proceeds. This option would lead to an increase to borrowings of \$20 million to fund upgrade costs. Further borrowings would be required to fund additional new units, if these proceeded.</li> <li><b>Level of Service:</b> This option would not lead to a change to the levels of service based on the assumption that the new provider would continue to maintain current service.</li> </ul>

### e) Council continues to own community housing but increases rents to cover costs

Council could retain the community housing and increase rent for tenants to the standard 80% of market.

Advantages	<ul style="list-style-type: none"> <li>Provides more certainty for Council and the community about the future of the community housing.</li> <li>Continues to provide subsidised housing for residents 55 and over in small communities with peers of a similar age.</li> </ul>
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### e) Council continues to own community housing but increases rents to cover costs...continued

Disadvantages	<ul style="list-style-type: none"> <li>While 80% of market rates would generate sufficient income to cover the \$160,000 subsidy the additional income would not be sufficient to renovate existing units as well as cover the provision of new community housing units.</li> <li>Current tenants may be disadvantaged by this option especially if they are not entitled to financial assistance.</li> </ul>
Financial implications	<ul style="list-style-type: none"> <li><b>Rates:</b> The rates subsidy of \$160,000 per annum would no longer be required and could be used for other work. However additional funding of between \$1.3 million to \$2.2 million per annum would be required to fund interest on borrowings of \$20 million and additional depreciation relating to upgrading the units. As well as the increase in community housing rents, the Council subsidy would be expected to increase further to offset the costs of upgrades.</li> <li><b>Debt:</b> This option would lead to an increase of borrowings of \$20 million to fund upgrade costs.</li> <li><b>Level of Service:</b> This option would not lead to any change to the current level of service.</li> </ul>

### f) Mixed ownership of community housing

Under this option Council would divest part of the portfolio to a CCO, Trust or joint venture.

Advantages	<ul style="list-style-type: none"> <li>Council would continue to own a share of its community housing and therefore continue to have some control of the provision of community housing. The value of the share, (and control) would be determined by the nature of the ownership agreement.</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>Likely to attract one-off establishment costs and ongoing governance and management costs for little additional benefit.</li> <li>Depending on government policy, it may not be possible to access government funding as Council still has a level of ownership.</li> <li>For a CCO or joint venture there would be ongoing governance and management costs as well as potential income tax liability.</li> </ul>
Financial implications	<ul style="list-style-type: none"> <li><b>Rates:</b> There would be initial establishment cost and ongoing governance and management costs that would need to be met by rates. Depending on the form of the arrangement it is likely that a share of the \$1.3 million to \$2.2 million additional funding for interest and depreciation relating to upgrading the units would have to be borne by Council. Community housing rent increases, a Council subsidy or a combination of both of these might be needed to offset these costs.</li> <li><b>Debt:</b> Although Council would receive some income (through net proceeds) it would still have financial commitments through ongoing ownership, including an increase in borrowings for its share of \$20 million for upgrade costs. The Housing New Zealand loan (\$1.17 million plus interest) may also need to be repaid.</li> <li><b>Level of Service:</b> This option would not lead to a change to the levels of service based on the assumption that the new provider would continue to maintain current service.</li> </ul>

### g) Council sells its community housing on the open market by private sale

This option would see Council dispose of the housing on the open market.

Advantages	<ul style="list-style-type: none"> <li>Maximises potential value and return to ratepayers.</li> <li>Would avoid any rates funding for upgrade or for the potential expansion of the housing portfolio.</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>Loss of control over the future of the community housing asset.</li> <li>May reduce subsidised housing for those in need at a time when demand is increasing significantly.</li> <li>Council would be required to repay in full the suspensory loan of \$1.17 million from Housing New Zealand on Orchard Street units (plus interest) if these were divested.</li> </ul>

Table continued overleaf



## g) Council sells its community housing on the open market by private sale... continued

### Financial implications

- **Rates:** Saves \$160,000 rates subsidy per annum as well as interest savings from any debt reduction, if all units were divested.
- **Debt:** Net proceeds from the divestment would be used to repay the loan debt to Housing New Zealand of \$1.17 million along with the associated interest due, and the remainder (up to the book value of \$8.382 million) would be available for Council to support partners working to deliver housing solutions for the community.
- **Level of Service:** Likely that the levels of service would change as there would be no guarantee that community housing would continue to be provided.

## 6. ASSUMPTIONS

- 6.1 The calculations for this proposal have assumed that the divestment will be at net book value, calculated at December 2018. Net book value is not indicative of the current market value so the final price might be more or less than the book value of \$8,382,000 used in this proposal.
- 6.2 The calculations for the upgrade of the units (approximately \$20 million spread over 20 to 25 years) is based on a square metre rate of \$3,000 (excluding GST).
- 6.3 It has been assumed that there are no other changes to the Long Term Plan 2018-28.

## 7. SUBMISSION

- 7.1 A submission form is included at the end of this document. Anyone may make a submission about any aspect of Council's proposal, the alternatives and issues that have been considered. Council, in making its final decision, will take account of all matters raised in submissions and may, as a result, decide to pursue one, or a combination of, the alternatives above instead of its proposal. Copies of the text

that will be amended in the current Long Term Plan if a divestment goes ahead can be found at [nelson.govt.nz/community-housing](http://nelson.govt.nz/community-housing).

- 7.2 All submissions (including the names and contact details of submitters) are public information and will be available to the public and media in various reports and formats including on the Nelson City Council website. Personal information will also be used for administration relating to the subject matter of submissions. Submitters have the right to access and correct any personal information included in any reports, information or submissions.

Submissions can be made:

- Online at [nelson.govt.nz](http://nelson.govt.nz)
- By post to Community Housing, PO Box 645, Nelson 7010
- By dropping off to Civic House, 110 Trafalgar Street, Nelson

**Submissions must be received no later than 5pm 2 May 2019.**

- 7.3 Any person who wishes to speak to the Council in support of their submission will be given the opportunity to address the Council at hearings on 14, 15 and 16 May 2019.



**From:** [Whanganui District Council](#)  
**To:** [Sophie Archer](#)  
**Subject:** Policy Submission Acknowledgment - Submission: Proposed Housing Strategy  
**Date:** Thursday, 4 July 2019 6:40:41 PM

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## 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	269071840193804
First name	Sophie
Last name	Archer
Email address	archersophie1234@gmail.com
Postal address	
Daytime phone number	021 297 1705
Organisation name	Wanganui District Youth Council
Your role	Youth Counciller
Have you submitted to the Whanganui District Council before?	Yes
Gender	Female
Age group	Under 18 years
Ethnicity	NZ European
Would you be interested in being involved in further consultation opportunities with Council?	Yes

Key Issues	
<b>VISION</b>	
<p><b>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)</b></p>	Strongly agree
<b>GOALS AND OUTCOMES</b>	
<p>Do you agree with the goals and outcomes for each of the strategy's key outcome areas? (please see page 10 of the strategy)</p>	Agree
<b>1. Whanganui's housing systems and infrastructure function well</b>	Agree
<b>2. Whanganui's homes are good quality and future-proofed</b>	Agree
<b>3. Whanganui's homes meet the needs our people</b>	Agree
<b>4. Whanganui's housing network supports united, thriving and connected communities</b>	Agree
<b>STRATEGIES</b>	
<p>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)</p>	Agree
<b>Strategies for What we're doing to develop our housing</b>	Neither agree nor disagree
<b>Strategies for What we're doing to make sure we have the right housing stock</b>	Neither agree nor disagree
<b>Strategies for What we're doing to provide a variety of housing opportunities</b>	Neither agree nor disagree



<b>Strategies for What we're doing to encourage safe, vibrant and resilient communities</b>	Neither agree nor disagree
<b>OVERALL</b>	
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	<p>The youth committee and well as some some leaders from another youth group Nga Tai o te awa, has some discussions around the housing problem in Whanganui. From the discussions we have had, we've found a few important issues. To start with we agree that lack of housing in Whanganui is a big problem, and is not easy to fix. We also think that there is a lack of rentals availbe. It is hard to find any rentals for a good price espically houses big enough for larger families. Also a lot of rentals that are available are damp and cold, which is not safe espically for families with younger kids. Renters renting out houses should have to ensure the houses have better living standards. Because people should have the right to live in a warm, dry home. We also think that rising house prices are a massive problem. An interesting point brought up was how hard it is for younger people starting to move out away from Mum and/or Dad (or other family) to afford and find houses or rentals. There aren't enough rentals available and the ones that are land lords don't want to rent to young people when instead they could rent to an older couple or small family for example. Which goes back to the back to the lack of rentals as it gives these landlords the opportunity to be picky who they rent to. Also people espically young people are finding hard to cope with rising rent prices. Young people either almost finished or who have just left school, most don't have full time jobs. This means they are finding it hard to afford the rentals that are</p>



	<p>available. And some of these young people don't have any option but to leave home because of potential family issues for example, so staying at home is not an option. Some alternative housing options we thought could potentially be good for Whanganui to invest in, could be something like tiny houses (this would be especially good for students and other young people leaving home for the first time) as it is an affordable option, and tiny houses do not take up a lot of room. Another alternative housing option we do already have we wanted to bring up was the caravan park. A lot of people that can't find rentals are being forced to stay at the caravan park which might not be suitable especially for families and considering the price. We also where lastly interested in how the refugees coming into Whanganui is going to affect Whanganui's already housing problem. And also thought it would be good for the council to seek inspiration and look into how other country's deal with their housing and housing problems.</p>
Supporting documents	File(s) not provided
I would like to speak in support of my submission	No

**From:** [Whanganui District Council](mailto:wpcentre1@gmail.com)  
**To:** [wpcentre1@gmail.com](mailto: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

Key Issues	
<b>VISION</b>	
<p><b>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)</b></p>	Strongly agree
<b>GOALS AND OUTCOMES</b>	
<p>Do you agree with the goals and outcomes for each of the strategy's key outcome areas? (please see page 10 of the strategy)</p>	
<b>1. Whanganui's housing systems and infrastructure function well</b>	Strongly agree
<b>2. Whanganui's homes are good quality and future-proofed</b>	Strongly agree
<b>3. Whanganui's homes meet the needs our people</b>	Strongly agree
<b>4. Whanganui's housing network supports united, thriving and connected communities</b>	Strongly agree
<b>STRATEGIES</b>	
<p>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)</p>	
<b>Strategies for What we're doing to develop our housing</b>	Strongly agree
<b>Strategies for What we're doing to make sure we have the right housing stock</b>	Strongly agree
<b>Strategies for What we're doing to provide a variety of housing opportunities</b>	Strongly agree

<b>Strategies for What we're doing to encourage safe, vibrant and resilient communities</b>	Strongly agree
<b>OVERALL</b>	
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	<p>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.</p>
Supporting documents	File(s) not provided
I would like to speak in support of my submission	No

**From:** [Geoff Hipango](#)  
**To:** [!Policy Submissions](#)  
**Cc:** [Deborah Te Riaki](#); [Marama Laurenson](#); [maramalaurenson@gmail.com](mailto:maramalaurenson@gmail.com)  
**Subject:** Whanganui Housing Development Strategy  
**Date:** Thursday, 4 July 2019 8:27:28 PM

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Kia ora

Thank you for opportunity to contribute to WDC Housing Strategy. The lack of adequate housing is alarming.

As Ngaurukehu Inc which is also the body corporate for Te Ao Hou Marae. Our responsibility for the last 25 years has been governing our whanau land estate. This has also been inclusive of being landlord for 6 - 1 bedroom flats opposite Te Ao Hou Marae.

3.2 of Strategy provides a one sentence. "Work with Iwi on housing opportunities". I understand the woeful vagueness of this stand alone sentence as it requires potential examples from Iwi as a foundation to build from.

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 with regard to assessing feasibility of rezoning to residential our 6 hectare Aramoho block directly behind Churton School. There are 2 points of street access through Cedar Drive and Lucknow St. This is currently being leased.

We are currently scoping land utilisation options with TPK. As whanau we need to ensure that if land is rezoned. We will need to explore partnerships. It will require infrastructure development.

We would envisage seeing a mixed model of social housing, shared housing, private housing with green space that will contribute and enhance Aramoho community. Design is critical. We see Te Ao Hou Marae as being a community connector for both Maori and Non Maori.

This would not be about pure profit making but the marae and its beneficiaries would need to benefit. Our option would be to explore innovative lease arrangements that can be supported by govt investment.

The benefit of this is that negotiation will be with the landowners direct with our whanau owned Ngaurukehu Inc.

The housing strategy highlights the need to think out of the box.

Geoffrey Hipango  
Chairperson Te Ao Hou Marae  
Chairperson Ngaurukehu Inc.



**From:** [Whanganui District Council](mailto:Whanganui District Council)  
**To:** [strattonfamily@xtra.co.nz](mailto:strattonfamily@xtra.co.nz)  
**Subject:** Policy Submission Acknowledgment - Submission: Proposed Housing Strategy  
**Date:** Thursday, 4 July 2019 9:18:59 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	798072118195604
First name	Angela
Last name	Stratton
Email address	strattonfamily@xtra.co.nz
Postal address	134 HARRISON STREET WHANGANUI 4500
Daytime phone number	063453717
Organisation name	
Your role	
Have you submitted to the Whanganui District Council before?	Yes
Gender	Female
Age group	60 years or over
Ethnicity	NZ European
Would you be interested in being involved in further consultation	Yes

opportunities with Council?	
<b>Key Issues</b>	
<b>VISION</b>	
<b>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?</b> (please page 1 of the strategy)	Strongly agree
<b>GOALS AND OUTCOMES</b>	
Do you agree with the goals and outcomes for each of the strategy's key outcome areas? (please see page 10 of the strategy)	Neither agree nor disagree
<b>1. Whanganui's housing systems and infrastructure function well</b>	Strongly disagree
<b>2. Whanganui's homes are good quality and future-proofed</b>	Strongly disagree
<b>3. Whanganui's homes meet the needs our people</b>	Strongly disagree
<b>4. Whanganui's housing network supports united, thriving and connected communities</b>	Strongly disagree
<b>STRATEGIES</b>	
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
<b>Strategies for What we're doing to develop our housing</b>	Disagree
<b>Strategies for What we're doing to make sure we have the right housing stock</b>	Disagree
<b>Strategies for What we're doing to provide a variety of housing opportunities</b>	Disagree

<b>Strategies for What we're doing to encourage safe, vibrant and resilient communities</b>	Strongly disagree
<b>OVERALL</b>	
What is your level of agreement with the general direction and priorities contained within the proposed Housing Strategy - have we got it right?	Strongly disagree
Further comments	We need apartments and communal living solutions for the mature person or youngsters who don't want gardens to worry about. 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.
Supporting documents	File(s) not provided
I would like to speak in support of my submission	No

**From:** [Whanganui District Council](#)  
**To:** [tina.hansen@healthcarenz.co.nz](mailto: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

opportunities with Council?	
<b>Key Issues</b>	
<b>VISION</b>	
<b>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?</b> (please page 1 of the strategy)	Strongly agree
<b>GOALS AND OUTCOMES</b>	
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
<b>1. Whanganui's housing systems and infrastructure function well</b>	Strongly agree
<b>2. Whanganui's homes are good quality and future-proofed</b>	Strongly agree
<b>3. Whanganui's homes meet the needs our people</b>	Strongly agree
<b>4. Whanganui's housing network supports united, thriving and connected communities</b>	Strongly agree
<b>STRATEGIES</b>	
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
<b>Strategies for What we're doing to develop our housing</b>	Strongly agree
<b>Strategies for What we're doing to make sure we have the right housing stock</b>	Strongly agree
<b>Strategies for What we're doing to provide a variety of housing opportunities</b>	Strongly agree



<b>Strategies for What we're doing to encourage safe, vibrant and resilient communities</b>	Strongly agree
<b>OVERALL</b>	
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	<p>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.</p>
Supporting documents	File(s) not provided
I would like to speak in support of my submission	No

**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](#)

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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](mailto:jeremy.brockman@pathways.co.nz)  
**W:** [www.pathways.co.nz](http://www.pathways.co.nz)

*Pathways Health Ltd. Part of the Wise Group.*



Please consider the environment before you print

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## Submission for Draft Housing Strategy WDC.

Due: Friday 5 July 2019

(Oral submissions presented at Statutory Management Hearing 30 July)

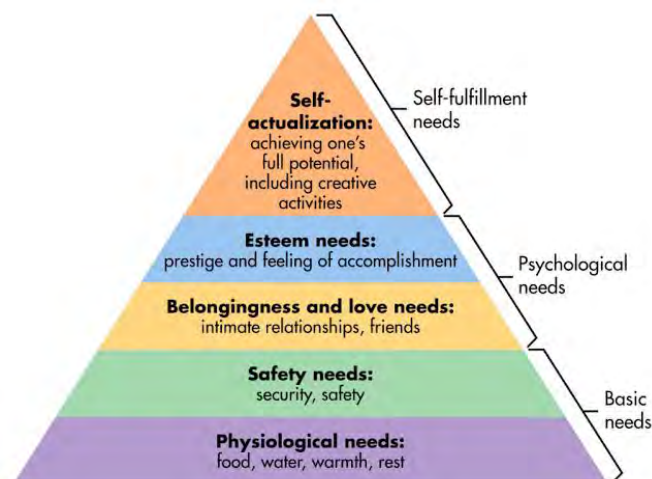
Submittor: Te Oranganui Trust

### 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.

## 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.



**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 whanau 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.

 <p><b>WHANGANUI DISTRICT COUNCIL</b> Te Kaunihera a Rohe o Whanganui</p>	<div style="border: 2px solid blue; padding: 5px; text-align: center;"> <b>RECEIVED</b>  - 5 JUL 2019  AC 3:35pm </div> <p><b>Submission: Proposed Housing Strategy</b></p>
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**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](http://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](mailto:policysubmissions@whanganui.govt.nz)

**YOUR DETAILS** (please print your details clearly)

Name: Ihapera Estepa  
E-mail: itewakerth@gmail.com  
Postal Address: 174 Ingestre Street  
Whanganui Post code 4500  
Best daytime contact number: 0226206139

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

#### 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



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
<b>VISION</b>					
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 see page 1 of the strategy)	✓				
<b>GOALS AND OUTCOMES</b>					
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	✓				
<b>STRATEGIES</b>					
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>	✓				
<b>OVERALL</b>					
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: 030

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:

I think your Draft Housing Strategy is very comprehensive and timely. Your vision for better housing in Whanganui and your background knowledge of what's been happening over the years is commendable!! In talking about Partnership, do you have any feedback or representatives themselves from the homeless and transients to help with the vision to become a reality - esp. for them.

## 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 ☐



RECEIVED

Housing Strategy Submission: 031

- 5 JUL 2019

3.59pm



**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](http://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:** [polycysubmissions@whanganui.govt.nz](mailto:polycysubmissions@whanganui.govt.nz)

**YOUR DETAILS** (please print your details clearly)

Name: Karen Brown  
E-mail: brown.karrie@gmail.com  
Postal Address: 8 Longbeach Drive  
Whanganui Post code 4501  
Best daytime contact number: 02 753 09106

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

Personal Submission

**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: 031

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
<b>VISION</b>					
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)		✓			
<b>GOALS AND OUTCOMES</b>					
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					
<b>STRATEGIES</b>					
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>					
<b>OVERALL</b>					
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: 031

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:

Page 12 Point 1.3 Increase housing land by rezoning - Castlecliff Golf Club - see attached print-out

### 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 SUBMISSIONS

Points from Page 12

### PLANNING FOR SUSTAINABLE GROWTH

1.3 Increase housing around Castlecliff Golf Club – I have seen the proposed outline of sections in the Longbeach Drive and Castlecliff Golf Course area, possibly with a continuation of Cornfoot Street.

It concerns me that land is developed with a lot of sections, in all strange shapes and sizes to get the most revenue/return for a housing developer with very little thought as to how it affects the neighbouring houses.

Does the council have any influence over whether there are green areas, plantings and pleasant areas to walk in a neighbourhood?

**Possibly on another note** – I have a concern when neighbours are asked to give consent/ permission for another neighbour to build something that is not within the usual boundaries or council constraints.

A real life example. A person shifted a cottage into Longbeach Drive. We were approached by the owner without previous introduction, shown a plan of the proposal, discussed the options, asked a few questions and there and then signed off.

We agree to the proposal and sign off – after all who wants to make life difficult for a pleasant young woman, who has a dream to get herself a house within the boundaries of the price that she can afford.

The house is moved onto the property and suddenly everyone is saying “what an eyesore, we didn’t know it was going to look like that”.

I believe when this sort of consent is required a Council representative should present the case to the neighbours and give them time to absorb the plan of action. Possibly suggestions could be made to ensure the building “fits” its permanent dwelling place. By having a third party oversee the consent process then there is not the concern of offending a prospective new neighbour and getting off on the wrong foot right from the start.



RECEIVED

Housing Strategy Submission: 032

- 5 JUL 2019

AC



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

Submission: Proposed Housing Strategy

**Submissions close 5.00pm on Friday, 5 July 2019**

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

Proposed Housing Strategy  
Whanganui District Council  
101 Guyton Street  
Whanganui 4500

**Email:** [polycysubmissions@whanganui.govt.nz](mailto:polycysubmissions@whanganui.govt.nz)

**YOUR DETAILS** (please print your details clearly)

Name: LYNDA HELENE SAMMONS  
E-mail: Samkea a' xtra.co.nz  
Postal Address: FLAT 1, 11 PITT STREET  
WHANGANUI Post code .....  
Best daytime contact number: 06 3456619

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

**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: 032

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
<b>VISION</b>					
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)	✓				
<b>GOALS AND OUTCOMES</b>					
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			SOME ARE ✓ ↘		
3. Whanganui's homes meet the needs our people			NOT ALL ✓ ↘		
4. Whanganui's housing network supports united, thriving and connected communities		✓ WORK STILL REQ.			
<b>STRATEGIES</b>					
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>	✓				
<b>OVERALL</b>					
What is your level of agreement with the general direction and priorities contained within the proposed Housing Strategy - have we got it right?	✓				

a very innovative and forward thinking team from Positive Ageing! Council's excellent initiative is going to ensure, with collaboration that this will happen.



## Housing Strategy Submission: 032

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:

- 1) This applies to new/recent builds only. Repairs/alterations under Council Permit systems would more likely qualify, but this doesn't cover older homes that have not upgraded.
  - 2) This only applies to new/recent builds with their more stringent req. much of Wanganui's current housing does not meet this standard, unless a rental with the current req. in place.
  - 3) This is not accurate as many large, older homes that were still liveable have been demolished to be replaced with 1-2 Bed houses, too small for needy families.
- OPTIONAL:** 4) This is a work in progress that aims to ensure all of the above negatives are addressed.

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 ☐ .....

RECEIVED

Housing Strategy Submission: 033

- 5 JUL 2019

3.59pm



**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](http://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:** [polycysubmissions@whanganui.govt.nz](mailto:polycysubmissions@whanganui.govt.nz)

**YOUR DETAILS** (please print your details clearly)

Name: Karrie Brown - Manager  
E-mail: karrie@citymissionwhanganui.org.nz  
Postal Address: PO Box 4277  
Whanganui Post code 4540  
Best daytime contact number: 027 530 9106

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

Christian Social Services Whanganui

#### 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 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
<b>VISION</b>					
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)					
<b>GOALS AND OUTCOMES</b>					
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					
<b>STRATEGIES</b>					
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>					
<b>OVERALL</b>					
What is your level of agreement with the general direction and priorities contained within the proposed Housing Strategy - have we got it right?					

## **Christian Social Services Whanganui - experience via Project Jericho**

### **Introduction:**

Housing an issue here in Whanganui - when people do not have a roof over their heads they become Vulnerable.

- Shortage of Houses to rent
- The inability of a number of those seeking houses:
  - To have the resources to pay the rent and live as well.
  - To be good tenants.

Society has a responsibility to look after all its citizens with special emphasis on those who struggle to look after themselves.

### **Government Council Responsibility:**

Social housing / Emergency Housing – for people without a place to stay - Government / Council needs to provide temporary accommodation until house can be found.

Good Tenants - just timing and a property available in the short term and this is solved.

Challenging Tenants - often being homeless is a symptom of greater issues in their lives:

- Landlords wary of these people
- Landlords have been known to exploit these tenants
- Living day to day – do not have a vision for their lives
- Unpaid rental
- No food in the house
- Family violence
- Mental Health
- Not looking after themselves
- Children not going to school
- Unemployment – gives people a lack of socially acceptable purpose
- The dog
- The mess, rubbish removal
- The damage
- The drugs
- The alcohol
- Poor social skills
- All ending up in the same part of town. Etc....

### **CSSW Experience with Project Jericho, continued:** (Emergency / Temporary Housing)

Came about due a lack of safe places for the vulnerable of Whanganui to live, some of the places where people ended up had a very bad reputation!

The easy ones were those who for a short term needed somewhere to stay until a house could be found – great result.

The hard ones were where people had no ability to look after themselves needing outside help / guidance / mentoring.

The issues of Project Jericho included:

- All the issues challenging tenants bring
- Not enough resources thus could not deliver good results for clientele. (To do this properly requires a lot of resource that frankly the non profit sector cannot deliver without significant State / Government help.)
- It was costing \$1000 plus per day and we were not scratching the surface of what could be done for the clientele - it was being run on a "shoe string"
- No "buy-in" from the local social agencies – it is important that the community works together to make this work – which includes Council and Government. Client mentoring is very important.
- Client expectation that it was their right not a privilege to be given a place to stay.
- Vulnerable staff working alone.
- Vulnerable clients:
  - Supervision required
  - Male employees dealing with vulnerable female clients

## On Another Note:

### SUPPORTING SOCIAL HOUSING OPTIONS

We have the contact with people here at City Mission Whanganui and people share their situations with us.

To work together with others and agencies in the community is crucial to attempt to solve the housing issue, particular for the most vulnerable in the community.

How we can capture this need to report worthwhile statistics of the situation?

Eg. Evictions / Homeless / Moving house and the reasons / lack of finance for Rents

\$\$\$ rental at Bignall Street – what do they get for the money?

\$\$\$ rental at Purnell House - what do they get for the money?



## Housing Strategy Submission: 033

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 see printed sheet

### 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 ☐

**From:** [mahangawilliams@gmail.com](mailto: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.

 <p><b>WHANGANUI DISTRICT COUNCIL</b> Te Kaunihera a Rohe o Whanganui</p>	<p><b>Submission: Proposed Housing Strategy</b></p>
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101 Guyton Street  
Whanganui 4500

**Email:** [policysubmissions@whanganui.govt.nz](mailto:policysubmissions@whanganui.govt.nz)

**YOUR DETAILS** (please print your details clearly)

Name: Kim Fry  
E-mail: Kim.fry@wdhb.org.nz  
Postal Address: Heads Rd  
Whanganui Post code 4500  
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**)

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

Please turn over

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

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<b>VISION</b>					
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 ✓	
<b>GOALS AND OUTCOMES</b>					
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 ✓	
<b>STRATEGIES</b>					
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>		✓			
<b>OVERALL</b>					
What is your level of agreement with the general direction and priorities contained within the proposed Housing Strategy - have we got it right?		✓			

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 ORZ submission

## OPTIONAL:

Eileen.Oleary@wdnb.org.nz

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 ☐

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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 ☐



**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](mailto: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

**Additional Information  
tabled to  
Submissions 3, 28, 29  
and 36**



The Wai Ora Christian Community Trust Inc  
49 Brunswick Rd Aramoho  
Phone (06) 343-5015  
E-mail: marama.dey@waiora.org.nz

Wai Ora Christian Community Trust

Te Kakano Kainga Ora LTD (the seeding of healthy homes)

Submission to Council July Tuesday 30<sup>th</sup> 9.30am

Having read your housing strategy I want to say it is very good and takes in all the issues of housing dynamics for Whanganui, congratulations.

### **How can we as a community support your excellent vision.**

We as Maori Mission NZ were given a vision by God over a year ago. Once the vision was clear we immediately set about putting it into place.

The vision was to develop Economic Development by building a factory in Whanganui & kaikohe to create employment for those who deemed to be unemployable such as ex prisoners, gang whanau, and others. The factory would build healthy affordable homes. A factory could produce and Build 50 - 100 homes per year, and employ 20- 50 people over a two year development time period.

Wai Ora Has a 27 year record of working with the most challenged families in our city. But through Maori mission as we travelled from Marae to Marae we soon became acutely aware of the huge needs for Maori and the growing homelessness and unemployment throughout the North Island. This made us aware we had to have a two way solution to the problem.

### **The factory solution:**

1. Building a factory to build healthy fully insulated affordable homes would grow healthy whanau and hapu.
2. A factory would create employment to bring people out of poverty and give them a sense of being a contributing and worthwhile citizen of Whanganui.

3. This led us into a solid year of research to find what style of homes would be the best and what would comply with the international low energy standards. We do not want to build just any home but affordable healthy homes. We found the European OSB design is a proven product and seemed to fit with what we want to do to best our environment.

We have put some plans into the folder that we have given out. Please look at them and we would like to meet with you all again to discuss further.

#### **Collaborative Maori NZ network:**

Maori mission then developed a national team to negotiate at the high level Government negotiations with the ministers involved in economic development and Housing. Several meetings later and Kiwibuild applications completed, and a Provincial Growth Fund application sent for the Whanganui region to build a factory in Whanganui and also Kaikohe all completed and awaiting results.

#### **Maori Trade Training:**

A Factory would also open the door to develop Maori Trade Training which takes in our tikanga to build excellent values into all students.

The development is well under way with MTT.

To this end we were advised by David Caselli to apply for a Te Ara Mahi grant, we are working with a group of stakeholders to complete this application.

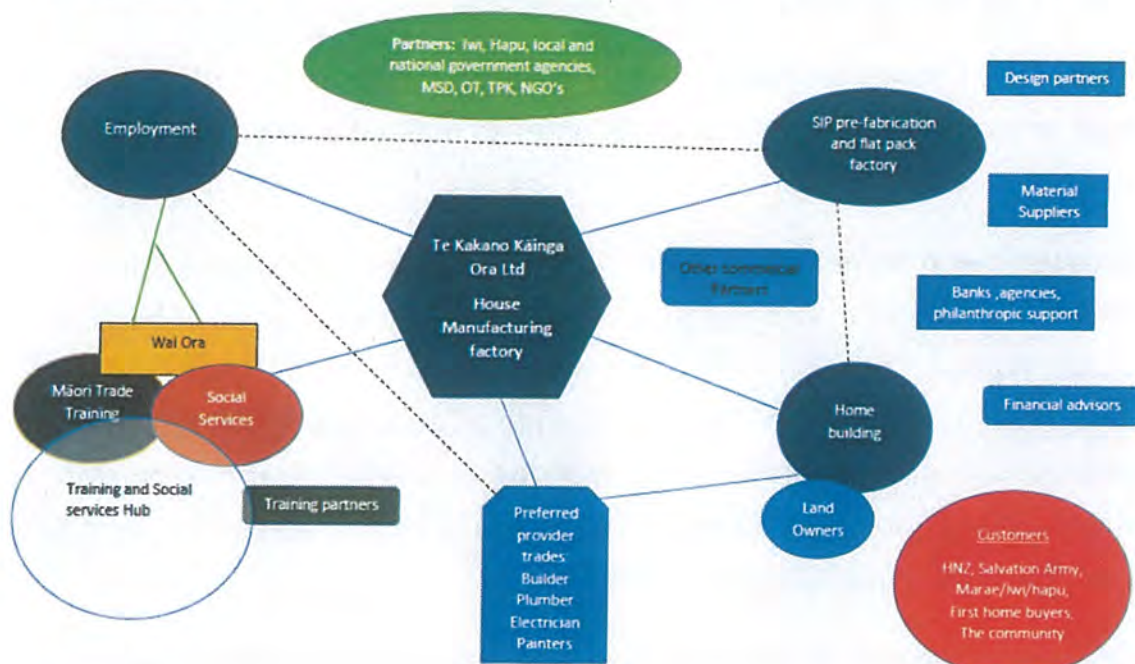
The trades taught will all be those for the building industry. This training will encompass Te Reo me ona Tikanga, Manaakitanga and Whanaungatanga support through a team already trained to tautoko and awhi students to complete their training and to walk with them for one year of apprenticeship training. Many people do not succeed in life because there is no encouragement or a support person walking each day as required. Many Maori do struggle to live in an all European culture.

## To Make it all Happen.

**Page 6:** Council Strategy Talks about the need to work **collaboratively, in partnership.** We the community agree because working together we can solve the issues.

### Te Kakano Kainga Ora, Māori Social Enterprise Co-operative

**Purpose:** To build economic growth through Māori Trade Training, to create Employment through the manufacture and building of healthy affordable homes.



When you study this diagram, you will see how much work it has taken to make this happen and in holding lots of meetings over the last six months these collaborations have slowly come together and we will now begin to hold monthly meetings to ensure the businesses are willing to take our students into apprenticeship training of the building trades.

Economic Development working collaboratively in partnership will become successful when you gather like minded progressive thinkers, full of passion together to grow people and our city in a healthy way.

As we work together with no hidden agendas your council vision is for everyone in Whanganui to have the right housing opportunities and a great neighbourhood to live in will be fulfilled.

For us at Wai Ora we know how many Maori and low income people are living with three generations and more in their homes in Whanganui and up to 14



people per 3 bedroom home, which in itself is a health hazard. I to, have whanau living in my home as nowhere to rent.

**On Page 4 of the Housing Strategy** the diagram showing an increasing rate of homelessness in our city is so true. The issues you have highlighted here are known and recognised, particularly for Maori and Pacifica. So what is the solution?

**Outside of the box thinking, to create solutions:**

On **Page 7** The Council proposes to work in partnership with out of the box thinking in a collaborative approach, in order to make it easier to get things done.

The **greatest need** in the building industry is for council and lwi to agree together to free up land, to build quality homes for those in need of healthy affordable homes.

We have recognized that land is going through a Treaty process right now so in thinking out side of the box Wai Ora is working with Whanau and hapu who own freehold land, to assist them in the process of how to lease their land to their whanau and hapu in order to build houses.

Wai Ora is working with a company we have partnered with from Auckland Tribal Construction, and lwi collectives North Island wide.

Together we have put a whanau hapu living plan together



In this plan we have developed whanau and Hapu 5 acre freehold block living together as whanau community in Kotahitanga.

This plan includes 1 emergency home and three social homes and the rest to be privately owned by the whanau and hapu. The plan will include a children's playground and community gardens for all whanau to participate in thus creating a healthy life style. The Land we have chosen is whanau freehold blocks. Our first block will be developed by Christmas this year.

Wai Ora is working with builders public and private funders to put a pilot project together which will house 6 - 9 families on their own land and build 2 emergency homes for Whanganui.

**How can we speed up the process:**

To make this happen we will need Council to help us work through the multi proof approval process for our house plans. Tribal Construction already have some of the plans in this pack approved in other councils.

**Whanganui :** We are the first pilot project to get economic development happening in Whanganui for Maori to solve our issues and also to include others in Whanganui.

We would welcome any further discussion with you on these matters.

We strongly believe that local and central government must work closely together along with other local organisations to support housing solutions for our city and see a **Hub** development as an obvious way of meeting the need.

This links into the Principles on Page 9 and 19 of the Housing Strategy-

Are the Council willing to have a whole new approach to building better and healthier homes particularly in the emergency/social housing and first home buyer sector?

My prayer is that you will look seriously at what we have set before you and we are willing to host you any time at Wai Ora Christian community trust to continue this important conversation.

Nga mihi nui kia koutou Nau Mai Haere Mai Tena Koutou katoa.



### The Terra Teina solution

The Terra Teina solution is an architecturally designed flexible, affordable, sustainable modular housing solution offered as a pre-consented fixed price product.

Terra Teina addresses specific market need for 1-3-bedroom homes configured as standalone, single story, double story or duplex typologies.

The solution is based on tried and tested off site manufacturing (OSM) processes utilizing a hybrid of systems matched to specific site demands, developer preference and the scale of development proposed. The product has the advantage of being able to be assembled on or off-site project dependent.

The solution is based on three base modules that can be configured and combined to meet HNZ and IwiBuild requirements for 1, 2, and 3-bedroom homes. The modules can be easily configured to meet specific site requirements, specific foundation design and geographic demands. A web application which allows for customer configuration, colour and material choices.

Once pre-design is completed on line details are confirmed with customers a pre-consented package with pricing locked in partnership with suppliers and build partners for offsite manufacture and fabrication.

Alongside the Terra Teina design-built solution we partner with land developers across the region and are able to offer full service subdivision design, land and building packages that meet the Iwi build criteria and bring quality architectural solutions to the affordable market.

Terra Teina Incorporates Multiple off-site manufacturing streams and has been developed in conjunction with suppliers' technical demands.

Terra Teina partners include: **Formance, XLAM, APL, CarterHolt Harvey, Building Intelligence Group, Mott Macdonald**

Terra Teina Incorporates multiple off-site manufacturing streams and has been developed in conjunction with manufacturers technical demands.

The Terra Teina module utilizes a cross laminated timber (CLT) floor with foundation timber piles and bearers specifically designed per site.

The CLT provides an efficient and timesaving means to create a building platform minimizing foundation work due to the CLT span. Insulation is preinstalled to the underside of the Panels.

The wall system utilizes Structural Integrated panel (SIP). Panels can be pre-clad and are light weight and can be installed without the need for cranes. The offer high insulation values and can provide the interior finish surface or have additional overlay of finish.

The modules are based on a 600mm grid and are 4.2m wide by 9 – 12m in length making handling and cartage easy. Roofs are constructed utilizing LVL rafters or pre-nail trusses dependent on client preference and location. Ceilings in either case are raked with structure elements exposed in order to provide a generous spatial experience.

Windows and doors are limited in choice to standardized sizes and customer preference.

Decks and outdoor living spaces as site dependent and are additional to Terra Teina modules.

All OSM supplied product is code marked and or meets NZBC requirements. Bathroom are supplied as preassembled pods and meet NZ accessibility requirements. Additional higher specification can be provided and includes additional sustainable features like Photovoltaic power generation.

### ABOUT

Terra Group NZ Ltd is pleased to submit this proposal for a solution support IwiBuild in achieving its goals to improve the affordability and efficiency of delivery of New Zealand homes.

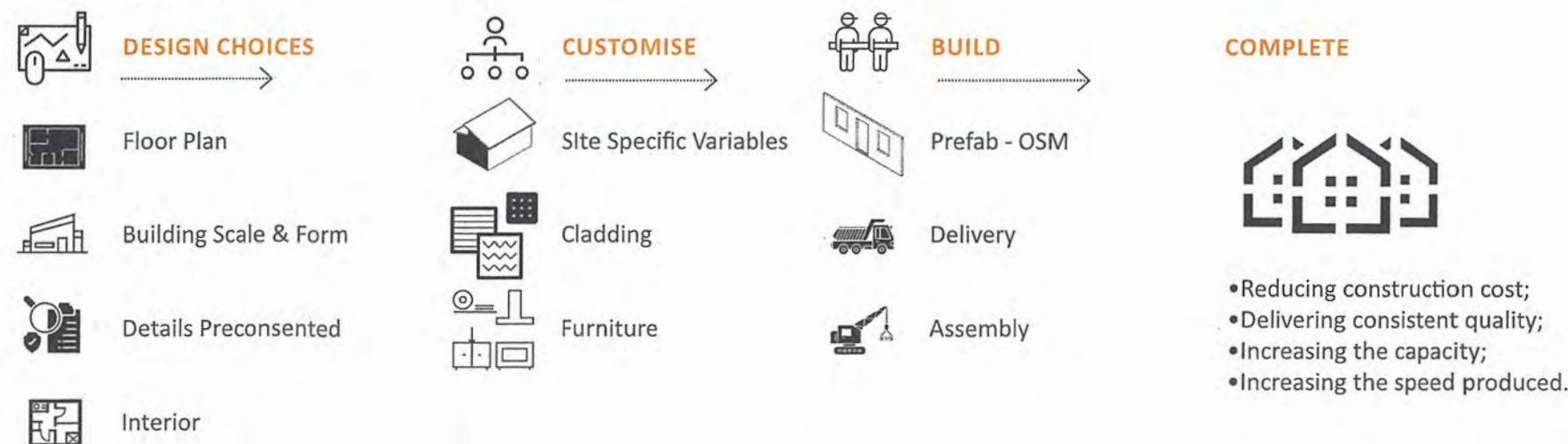
Terra is offering a flexible, affordable, sustainable housing solution as a pre-consented fixed price product.

We are committed to an ongoing partnership with IwiBuild to deliver on these goals.



### TIME SAVINGS

Simplified Design + Consent + Build Timeline



Renewable resource



Site waste is eliminated



Thermal performance



CLT can be disassembled and recycled at the end of building life

### COST SAVINGS

#### 1. LOWER RUNNING COSTS

Each family saves \$450-\$500 / year by reducing likelihood of mould, save on healthcare costs.

#### 2. LOWER BUILDING FOOTPRINT AND LESS STRAIN ON GRID FOR NZ

Have these designs and specs pre-assessed and ready for "Volume certification".



## Additional Information - Submission 28

Housing Strategy Submission

By Jeremy Brockmann

Registered Social Worker

Pathways Health

0274036770

Jeremy.Brockman@pathways.co.nz

Tēnā koutou my name is Jeremy Brockmann. Thank you for having me here today. I am a registered social worker and I work at Pathways Health. The people we support experience mental illness. My submission today will be about housing from a mental health worker perspective. My submission will be based on my own anecdotes and the anecdotes from two of my colleagues – Jerry Almazan, also a Registered Social Worker who works at the WDHb and Michael Lamb who is a housing case manager at Link People. I will also share some academic views on the relationship between the recovery from mental illness and stable housing.

I have worked at Pathways for about 5 years. I started working at Pathways when I moved from Auckland approximately 5 years ago. When I first arrived in Whanganui it was refreshing to see how lovely and friendly this city is and to see how people who experience a mental illness lived. I was surprised at the good level of housing people lived in and I was surprised that there were very few people experiencing homelessness. This was a total contrast to what it was like in Auckland where vast numbers of people who experience mental illness live on the street or live in subpar accommodation. In Auckland there is a pervasive almost callous indifference to this.

Thankfully the housing situation in Whanganui is nothing like Auckland. And I really hope we do not get to that situation nor do I think it's necessary, given Whanganui is small and with good planning such a situation should be avoidable.

However, I fear we are heading toward a similar situation because over the 5 years I have been here I have noticed some concerning changes compared to when I first arrived. The changes have been slow but noticeable.

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

Also, after people are discharged many people are increasingly going to subpar accommodation on the fringe of the rental market. Such as Acacia Lodge, Purnell House and Bignell Street Caravan Park. I'm not here to complain about this accommodation as I feel this accommodation is better than the current alternative, which for many would be homelessness. However, I do not feel this accommodation on the fringe of the rental market is conducive to recovery from mental illness. Nor do I think people deserve to dwell on the fringe because of mental illness.

One factor that I think has contributed to this change is a shortage of affordable [CH1]housing, exacerbated by many people coming from other regions to escape nationwide rising house prices.

Many people who experience a mental illness are unable to work and often have their driver's license removed, which provides a further barrier to getting back into work. They find themselves confined to a Work and income payment, and they just simply cannot afford current market rental in this competitive market. This leaves people the only available options of boarding houses such as Purnell House[CH2].

Another factor I feel that is contributing to this is the unforgiving nature of the private rental market. Once a person has received a poor rental reference it is extremely difficult to get into good housing and real estate agents will not work with them again. Yes, sometimes people are to blame and need to take responsibility but sometimes someone may have gotten themselves into an unfortunate situation with a rental property because they were experiencing an abnormal state of mind due to mental illness. Without a good reference, accommodation like boarding houses on the fringe of the market is the only option.



Jerry Almazan is a Registered Social Worker who works at the WDHB with people who experience mental illness.

Jerry says 5 years ago when he referred a person to Link People within 2 weeks they would be housed. It was that quick. But over the past 3 years he feels it has become very difficult. He feels there is a variety of different reasons why it's become difficult. He says the prices of rent have increased, many people do not have good references and he thinks when the state houses were sold this created a shortage of social housing.

Jerry says there is also a gap in emergency housing since the closure of project Jericho a few years back. He says the only accommodation available is Purnell house, Bignell street caravan park and Acacia Lodge. He says this isn't suitable for recovery from Mental Illness. According to Jerry even they are becoming too expensive.

Jerry reports that often there are times when we can't house a person so they just stay at the hospital and this costs a lot of money.

Michael Lamb is a housing case manager for Link People. Link People help people who experience a mental illness find housing. Link People get a lot of referrals from the WDHB.

Michael Lamb reports he has noticed changes over the last 2-3 years. Michael finds there is a lack of available and affordable rental properties for people who receive benefits – most of the clients Michael works with are on a benefit. Michael says Due to the lack of rentals all property managers require 2 rental references preferring them to be from another real estate agent and good credit history. Unfortunately, this goes against the people Michael works with when applying for properties.

Michael says because of this we now support most of our clients to secure emergency housing while waiting for a social housing property. This at the moment is the only option for the more complex clients, however, there is long

wait times for placements because the numbers on the Social Housing registers are constantly increasing. There is a lack of social housing properties. According to Michael many complex referrals he receives come from Te Awhina inpatient unit and he struggles to find housing quickly enough and this puts pressure on the DHB.

I will now share some academic views on the relationship between recovery from mental illness and stable housing.

Back in 1999, The New Zealand Mental Health Commission stated: The provision of adequate, affordable and secure housing is critical to recovery, continued well-being and independence—conversely, poor housing can impair a person's ability to recover from mental illness and function independently.

The Canadian Mental Health Association agrees and states: Housing is about more than a place to sleep. It's tied to our physical well-being, mental well-being and social well-being. Housing is an affordable safe space that protects us. It's a secure, private space of our own. And it's a place to gather with members of our communities. Good housing can help rebuild and maintain independence, day-to-day routines, confidence and social networks. Research shows that people living with a mental illness who live where they want to are more likely to have a job, social supports and a higher quality of life than those whose housing doesn't meet their needs.

Furthermore, the American National Alliance on Mental Illness agrees and states: The lack of safe and affordable housing is one of the most powerful barriers to recovery. When this basic need isn't met, people cycle in and out of homelessness, jails, shelters and hospitals. Having a safe, appropriate place to live can provide stability to allow people to achieve their goals.

In 2007 Kapiti Choices and Kites Trust did some research which explored people's experiences of housing needs in the Kapiti Coast region. Kapiti Choices and Kites Trust state: "Everybody needs a place where they belong. Everyone. And when we make it more and more difficult for people to have a place to belong, you're going to have people becoming more and more unwell, whether they've had a mental illness to begin with or not. It's a really good recipe to make people unwell."

I ask the council to please consider those who experience mental illness when creating housing policy.

Thank you for listening to my submission and I invite you to ask any questions.

# Te Oranganui

Wheturangi Walsh-Tapiata  
Mātai Whetu (CEO)

WDC DRAFT HOUSING STRATEGY PROPOSAL  
30 JULY 2019



TE ORANGANUI  
Iwi Health Authority



# 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



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

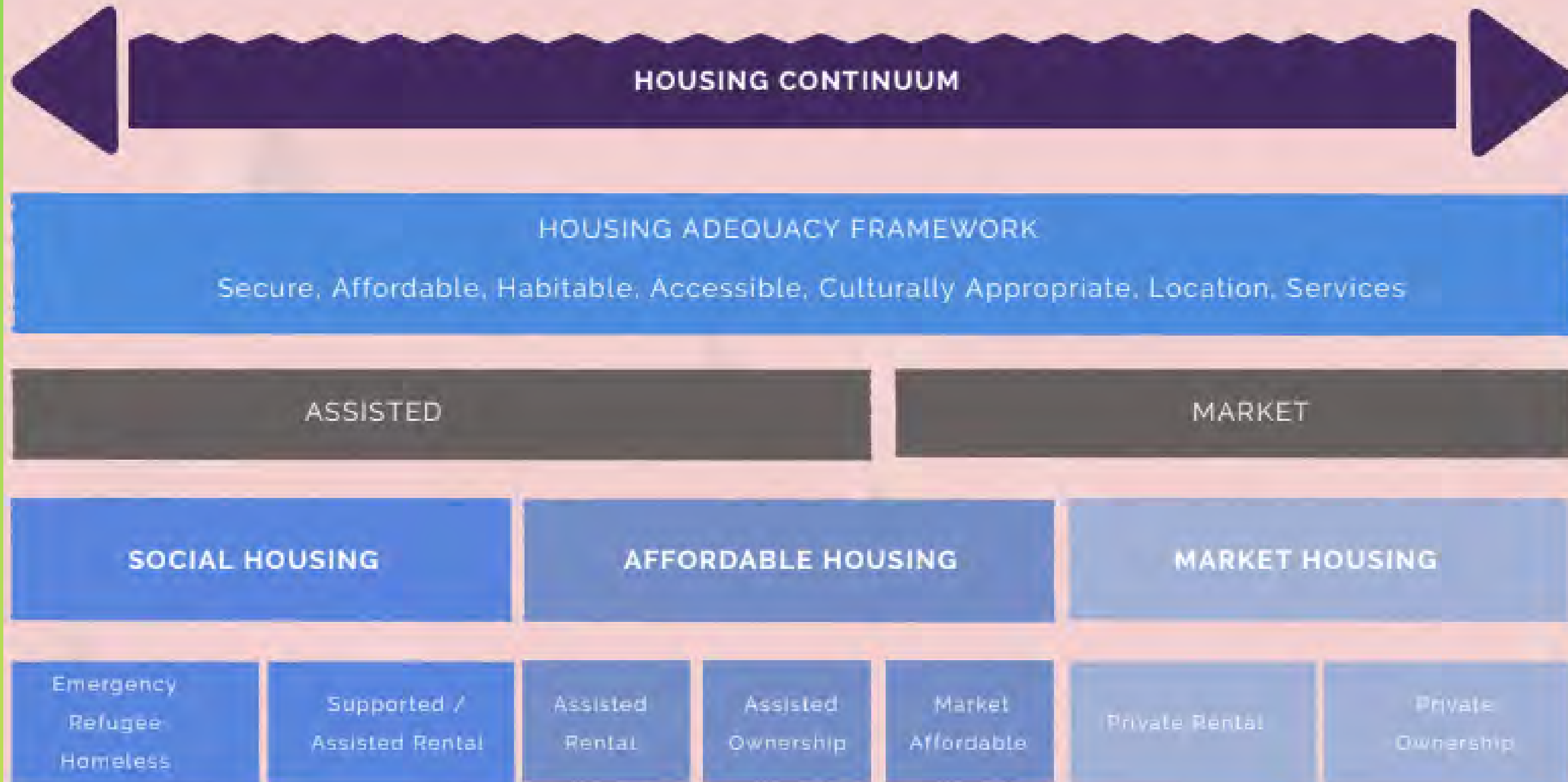
Action plans will set out who will do what - and when. This is the community's strategy for housing in our district.



# 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.



# 2018 Safer Whanganui Snapshot Housing Report:



## INCREASED DEMAND

in people  
requiring social  
or emergency  
housing

## HOUSING NEW ZEALAND

an increase in  
the waiting list  
from 22 to 87  
households in  
two years

## HOME SHORTAGES

a shortage of  
homes to rent  
and an increase  
in rental costs

## RESULT

Most vulnerable  
citizens at  
increased risk



TE ORANGANUI  
Iwi Health Authority





# Whānau Stories from our community

## MUM AND SIX CHILDREN

A single mother with six children searched in Whanganui for several months hoping for a home that would suit her family. She and her children attended 3-4 house viewings per week yet none of her rental applications were successful. With poor tenancy references, lack of partner or familial support and as a beneficiary, she and her family ended up renting a "One Bedroom Holiday Park Unit" consisting of 4 bunk-beds and one double bed priced at \$900 per week.

## MUM AND TWO CHILDREN

A single, working mother and her two children had been searching the past two months for a home. Financially unable to consider home ownership, she found a small rental. However, she was told by the landlord that because of property interest the advertised price of \$320 per week would rise to \$360 a week- taking the affordability away from her.

## FAMILY OF SIX

A two bedroom rental was found by a single-wage family (two adults and four children). The oldest two children sleep in one room, whilst the youngest sleep with the parents. It is cramped and sickness is easily passed around.

These stories were shared in July 2019 from some of Te Oranganui's clients.

These experiences reflect stories captured in the "Housing Snapshot Report" published by Safer Whanganui in October 2018.



TE ORANGANUI  
Iwi Health Authority

# CALL TO ACTION

## COUNCIL LEADERSHIP

WDC to take active leadership in housing

## COMMUNITY COLLABORATION

Collective co-design of solutions



## Additional Information - Submission 36

### SUBMISSION TO WHANGANUI DISTRICT COUNCIL HOUSING STRATEGY: THE WOMEN'S NETWORK

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**INTRODUCTION:** The Women's Network [WN] is pleased to be a partner in the Steering Group of Safer Whanganui, and to have had the opportunity to contribute to discussions which resulted in the development of the Housing Strategy. This important piece of continued collaboration demonstrates a clear desire to acknowledge the multiple factors that have led to a collision of need and demand in respect of residential/private sector housing, as well as social and emergency housing.

The WN continues to provide a variety of social and support services to women and their whanau in Whanganui, as we have done for over 30 years. This includes providing guidance and information relating to housing, notably for women who may be new to town, or who are considering moving to the district. As an organisation we have certainly noticed an increase in the numbers of new arrivals seeking information, and have supported several older professional women who have experienced challenges finding permanent accommodation, some of whom have had to board, or have had to live separate from family, or delay their move entirely. The dramatic increases in weekly rental costs and reduced availability of rental housing stock has also been significant. We have supported people who were paying \$130-150 per week just over 18 months ago who are now paying \$100 more than that per week for the same quality housing stock. For folk living in income-assisted situations, or on benefits, the increase in weekly rental costs has not been matched by an increase in income levels, benefits, or accommodation supplements. Even folk in full-time employment have reported financial pressures which have arisen from such a dramatic increase in weekly rental costs.

#### IN CONSIDERATION OF SOLUTIONS:

- Developing housing options that are central or close to public transport routes is pivotal across our community. Cheaper housing options have generally been in suburbs located further away from the town centre, and this has created other issues for families with limited transport options or financial resources, meaning that they are also further away from amenities or services that they need to access. Community hubs in Gonville, Castlecliff and Whanganui East have gone some way to addressing this, however, continued consideration of centrally located housing and improved public transport will generate greater long-term benefit.
- Generating housing options that enable people to have pets, which is especially vital to wellbeing for those who are vulnerable or who have specific health needs. The recent housing demands have resulted in some folk needing to abandon loved pets to meet their housing need, or limiting their options because they have decided that their pets are fundamental to their wellbeing – in some cases this has meant being moved to the bottom of waiting lists, or simply not being able to view properties at all.
- Supporting and advocating for legislative changes that address improved income support and which also address inequity of income can be supported by Whanganui District Council. Through our collaborative efforts in Safer Whanganui it was identified that addressing the low level of accommodation supplements in our district was vital to ensuring equity. This has been an issue of concern for the best part of three decades from many leaders within the community sector in which the low level of income support for accommodation has been identified as inadequate.
- Enabling Iwi and cultural partners to determine and identify appropriate housing solutions is significant to our unique community and diverse identities. Marae have an important role to play in shaping our present and future.
- 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 dynamic and effective across residential, social and emergency housing development.