SMARTGROWTH HOUSING ACTION PLAN

JULY 2020

SmartGrowth
Building our futures together

KEYMOVES:

ACCELERATE THE PRIORITY DEVELOPMENT AREAS

INCREASE THE PUBLIC HOUSING STOCK

REDUCE RENTAL STRESS

REALISE MĀORI HOUSING ASPIRATIONS

IMPROVE THE PROVISION OF UP-TO-DATE DATA

MAKE USE OF THE TOOLS WE HAVE

CONTENTS

I. WHY DO WE NEED A HOUSING ACTION PLAN?

The housing crisis in New Zealand continues despite increased focus and investment across the housing system. Tauranga and the Western Bay of Plenty have been particularly affected, with Tauranga City having the worst housing affordability in the country. [1]

He kāinga ora, He hapori ora - thriving communities where everyone has a place to call home, are critical for the sub-region's social, economic, cultural and environmental wellbeing and performance.

The housing system needs to deliver more affordable, warm, and dry homes in the right places to deliver a low emissions and inclusive future for all whānau. Achieving these objectives will require significant ongoing investment by central and local government, the community sector, and the private sector.

This document brings together the key housing information for Tauranga and the Western Bay of Plenty, identifies gaps, and lays out a clear Action Plan to improve the housing system in the sub-region, now and into the future. This Action Plan will be monitored by the SmartGrowth Partners and regularly updated. The actions outlined in this Plan are a starting point which will be reviewed and added to over time.

This Action Plan will be used to inform the SmartGrowth Joint Spatial Plan and the Priority Development Areas taskforce. Given their importance, many of the actions laid out in this plan will proceed independently of the Joint Spatial Plan.

[1] Based on Value : Income ratio (*The NZ Housing Affordability Report*, February 2021, CoreLogic)

III. WHAT WE KNOW ABOUT HOUSING IN THE SUB-REGION?

Demand for housing has outstripped current development opportunities as most suitably zoned land has been developed

Slow and complex planning, legal and funding processes, often beyond the control of local government, have delayed new greenfield growth

More housing support and action is needed across the housing system in the near term, from public, to affordable rental, to affordable ownership

Additional market, public and affordable housing will require capital funding and planning settings to deliver the required mix of typologies and tenures

The SmartGrowth Partnership has identified and agreed where land can be unlocked to enable Tauranga and the Western Bay to grow up and out for the future

II. WHAT WE KNOW ABOUT HOUSING IN THE SUB-REGION? DEMAND

Number of households

76,000

in the sub-region

Public Housing register

755

applicants

Public Housing register

UP 307%

since 2017

Market Rents

UP 75%

since 2010

Stressed non-homeowners[2]

9,000

households

Stressed homeowners[2]

7,800

households

Emergency Housing Special Needs Grants

UP 1,300%

since 2017

House prices

UP 107%

since 2010

[2] Stressed households are defined as those spending over 30% of their household income on housing costs

II. WHAT WE KNOW ABOUT HOUSING IN THE SUB-REGION? SUPPLY

Current Public Housing places

1,477

Current Transitional Housing places

167

Projected supply (UFTI)

35,400

dwellings in next 30 years

Projected undersupply[3]

6,000

dwellings in next 10 years

TCC dwelling consents

120 issued

per month in last year

WBoPDC dwelling consents

35 issued

per month in last year

Projected undersupply

1,000

dwellings in next 3 years

[3] Undersupply if Te Tumu and Tauriko West are not opened

III. WHAT ARE OUR RESPECTIVE AIMS AND ASPIRATIONS?

Tangata whenua, local and central government, and the wider community have advanced their own visions and priorities on housing in the sub-region

Kia Tu Pakari ai Tatou

Kia horahia te taurikura ki runga i te whenua, hei hanga kāinga hou mō te oranga ō ngā whānau me tō tātou hapori.
Let's spread prosperity across the land to build homes for the well-being of our whānau and communities.

Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Developme

VISION

He kāinga ora, he hapori ora - thriving communities where everyone has a place to call home.

PRIORITIES

- Partner with the sub-region's communities and local stakeholders and drive improved housing and urban outcomes through the place-based approach.
- Accelerate improved Māori housing outcomes through Te Maihi o te Whare Māori (MAIHI) and increasing partnerships with iwi, hapū and whānau Māori.
- Increase housing supply, improve rental and ownership affordability through a coherent package of tools and interventions focusing on supply-side measures and measures to assist first home buyers.
- Shape the urban development system to support improved housing and built environment outcomes through contribution to the Resource Management reform programme and climate change adaptation and emissions reduction plans, and implementation of the NPS-UD, Urban Development Act, and the Infrastructure Funding and Financing Act.

Kāinga Ora
Homes and Communities

VISION

He oranga kāinga, he oranga hapori, he oranga tāngata, building brighter homes, communities and lives.

PRIORITIES

To contribute to sustainable, inclusive, and thriving communities that:

- Provide people with good quality, affordable housing choices that meet diverse needs; and

- Support good access to jobs, amenities, and services; and
- Otherwise sustain or enhance the overall economic, social, environmental, and cultural well-being of current and future generations

VISION

- Ensuring the region is adapting to a changing climate and helping to facilitate a transition to a low carbon economy
- Integrating land-use and transport planning in the region, including the intersection with natural hazards, climate change, and natural resource limits
- Working effectively with Māori in partnerships to deliver outcomes for the region

PRIORITIES

- Addressing the housing supply constraint by zoning more development opportunities and investing more in infrastructure
- Transforming our urban form by focusing on intensification and delivering medium density greenfield communities
- Leadership and partnership to deliver affordable, social, homelessness and papakāinga housing solutions

PRIORITIES

1. Housing development for those in middle and lower quartiles. Housing built to meet their needs.
2. Higher Density housing, together with good quality amenities and good access.
3. Focus on what can be achieved "at pace and at scale" within the next 3 years.

VISION

All Western Bay of Plenty residents are well housed, where residents have access to homes that are:

1. AFFORDABLE - *The right size house at the right price*
2. ACCESSIBLE - *In the right location and designed to meet my needs*
3. HABITABLE - *That's warm, dry, and healthy*
4. WITH SECURITY OF TENURE - *For as long as I need it.*

IV. WHAT IS ALREADY BEING DONE IN THE SUB-REGION?

The map below is a stocktake of **housing supports, public and community housing plans and areas** that are underway or planned in the sub-region (see appendix III for more details)

HOUSING SUPPORTS

Sustaining Tenancies
145 places (Tauranga and Rotorua)

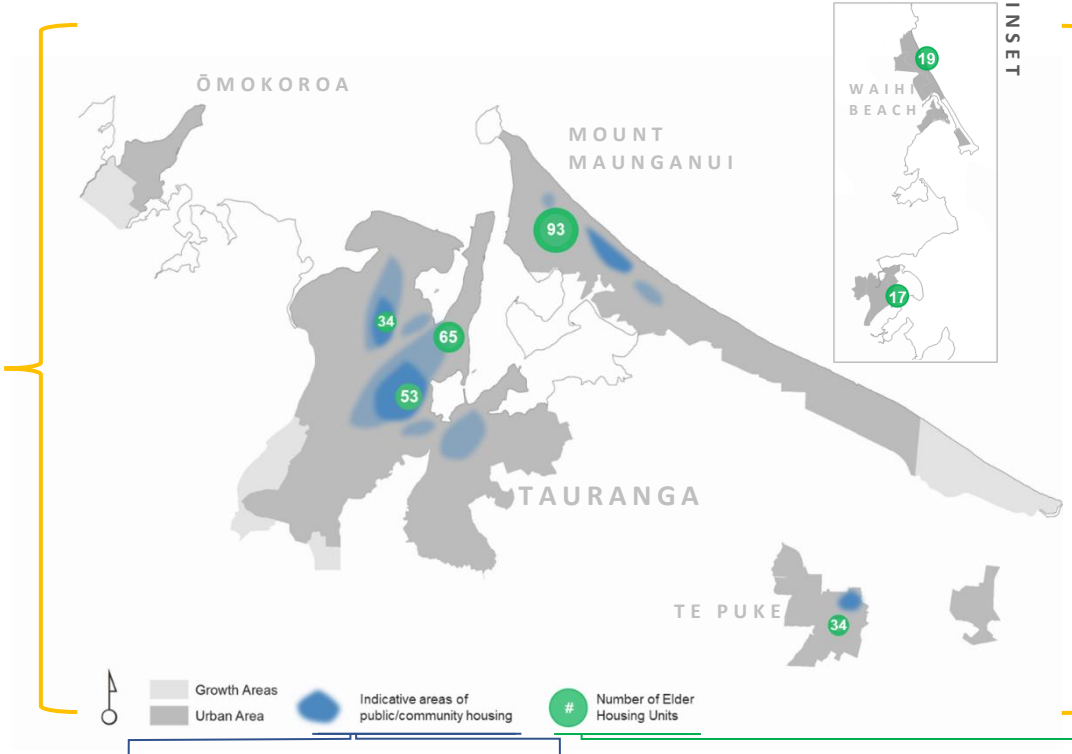
Rapid Rehousing
15 places

Housing First
120 households

Emergency Housing Special Needs Grants
1,054 grants approved

Transitional Housing
132 places

Progressive Home Ownership
30 households



HOUSING PLANS

Public Housing Plan
430-450 additional public housing places in the Bay of Plenty by 2024

Kāinga Tupu Mayoral Taskforce & Action Plan
In implementation stage working on 13 projects in Year 1

TCC Fund Proposal
Proposal to cover Papakāinga and community housing development contributions

Te Keteparaha mo nga Papakāinga
Toolkit to assist Māori Land Trusts to develop papakāinga

PUBLIC & COMMUNITY HOUSING

Accessible Properties Limited
Manages 1,147 public housing places

Tauranga Community Housing Trust
Manages 194 public housing places

Elder Housing
Councils manage 315 units

IV. WHAT IS ALREADY BEING DONE IN THE SUB-REGION?

The map below is stocktake of the **Priority Development Areas, land development, market and affordable housing initiatives** and that are underway or planned in the sub-region (see appendix III for more details)

Ōmokoroa
2,000 + dwellings

City Centre
1,600 +/- dwellings over 0-20 years

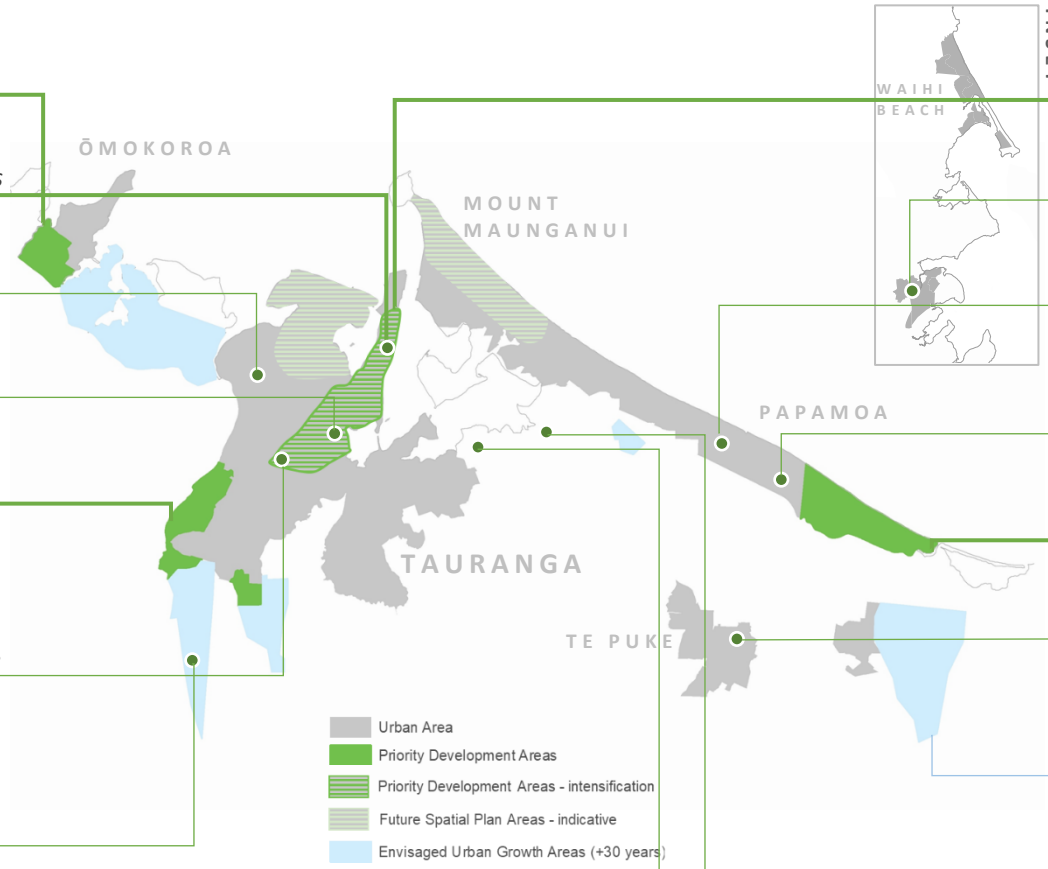
TCC land in Bethlehem area
400 - 500+ dwellings from 2024

Gate Pā & Merivale
Regeneration and intensification

Tauriko West
3,000 - 4,000 dwellings from 2025

Tauranga Racecourse and Golf Course (Greerton)
80 hectares of land with potential for mixed housing and green space

Keenan Road
2,000 +/- dwellings from 2030 potential to bring forward with infrastructure funding



Te Papa Peninsula
9,000 +/- dwellings over 30 years

Katikati
800 - 1,000 dwellings

Tara Road
400 dwellings+, mixed housing

Wairakei
Potential 3,000 dwellings with town centre

Te Tumu
Potential 5,700+ dwellings

Te Puke
700+ dwellings over 10 years

Eastern Corridor – Longer Term Growth Area
15,000 +/- dwellings

MĀORI HOUSING

Ngā Pōtiki a Tamapahore
10 dwellings

Ranginui 12 Trust
9 dwellings

V. WHAT ARE THE KEY GAPS AND OPPORTUNITIES?

A significant gap in the housing system of the sub-region is affordable rental housing. There need to be a focus on the delivery of affordable housing for the 9,000 stressed renting households in the sub-region.

Single parent families, those on low incomes, Māori, Pasifika, and Asian New Zealanders, and the elderly are the most effected by the poorly performing housing system in the sub-region. Some of these groups are significantly underserved by current interventions, for example the Pasifika community.

There is a lack of policy/intent/clarity around the affordability/tenure/typology of housing in the Priority Development Areas. The current policy and legislative frameworks that partners operate in are often outside the control of local authorities. The housing and urban development sectors require better data and therefore a better understanding of the housing supply that is needed (e.g. quantum by price point and typology that reflects the defined demand now and in the 5 and 10 years).

Making full use of existing and new tools, including how to use these in an innovative way, are needed for the increased provision of affordable homes.

There are several housing initiatives underway in the sub-region. This Action plan should not replicate these. It needs to identify the actions where SmartGrowth can have the most impact and where these actions can inform, influence and align with these other strategies, the forthcoming Joint Spatial Plan and wider national housing policy.

VI. THE ACTION PLAN - KEY OBJECTIVES

New housing supply includes a range of tenures that meet housing needs across the system. This includes public housing, assisted rental, assisted ownership, private rental, and private ownership.

New housing supply includes a range of typologies and densities that support the Connected Centres settlement pattern for the sub-region.

The gap between Māori and non-Māori housing outcomes is reduced.

VI. THE ACTION PLAN - KEY DELIVERABLES

Given the gaps and opportunities and key objectives outlined in previous sections, what actions do we need to consider?

	WHAT	WHEN	WHO
KEY MOVE I	**ACCELERATE THE PRIORITY DEVELOPMENT AREAS[4]**		
	○ Explore the tenure mix and price points within each Priority Development Area (PDA) in collaboration with key partners based on data and existing land tenure and planning, starting with Te Papa Peninsula	2021/22	PDA Task Force
	○ Investigate and prepare an implementation plan to prioritise actions between PDAs	2021/22	PDA Task Force
	○ Explore tools available to enable a variety of tenures, price points and typologies	2021/22	HUD, Kāinga Ora
	○ Identify funding and financing mechanisms to unlock constraints to development, including any means of incentivising the right development	2021/22	PDA Task Force
	○ Respond to short-term development opportunities (0-3 years) in the Eastern Corridor including Te Puke, and in Katikati which have the potential to supply 1,700+/- dwellings	2021- 2024	WBOPDC

[4] The Priority Development Areas are: Omokoroa, Te Papa, Tauriko West, Te Tumu, Te Puke-Rangiuru.

	WHAT	WHEN	WHO
KEY MOVE II	**INCREASE THE PUBLIC HOUSING STOCK**		
	○ Continue to work with Kāinga Ora and Accessible Properties through a place-based approach	2021+	Kāinga Ora, APL
	○ Investigate and facilitate redevelopment opportunities, for example developing and implementing master plan for Pukehinahina and Merivale	2021+	Kāinga Ora, APL, TCC
	○ Investigate and progress opportunities on Crown and Council owned land	2023 *for investigations*	Kāinga Ora, TCC, Tangata Whenua
KEY MOVE III	**REDUCE RENTAL STRESS**		
	○ Specify the number and type of households requiring subsidised rental houses	2021 – *information is available*	HAP Working Group
	○ Investigate build-to-rent in the sub-region	2021/22	HUD
	○ Work with Community Housing Groups on access to the Progressive Home Ownership scheme	2021/22	HUD
	○ Work with the housing development sector (including Māori and Pasifika) to progress rental developments for market supply, through the application of development and financial incentives	2021/22	HUD, Kāinga Ora

	WHAT	WHEN	WHO
KEY MOVE IV	**REALISE MĀORI HOUSING ASPIRATIONS**		
	○ Work with tangata whenua to inform the Tangata Whenua Spatial Plan by actively identifying opportunities for papakāinga, leasehold arrangements and means to upgrade existing housing stock	2021	SG Tu Pakari – Pou Arahi Advisor
	○ Support development and upgrading of housing on Māori land through a Māori housing development assessment	2021	SG Tu Pakari – Pou Arahi Advisor
KEY MOVE V	**IMPROVE THE PROVISION OF UP-TO-DATE DATA**		
	○ Councils and Central Government will take the lead to confirm the base housing data available and improve the provision of housing needs data, particularly in the Priority Development Areas – first step will be a gap analysis once the HBA is complete	Mid – end of 2021	HAP Working Group
	○ Include data to better understand housing needs through an equity lens, for example the needs of an ageing population, Māori, and Pasifika	Mid – end of 2021	HAP Working Group
	○ This will help inform the required tenures, typologies and affordability mix of dwellings needed in these Areas	Mid – end of 2021	HAP Working Group
	○ HUD quarterly monitoring work will provide key information	Mid – end of 2021	HAP Working Group

KEY MOVE VI

WHAT	WHEN	WHO
MAKE USE OF THE TOOLS WE HAVE		
○ Ensure optimal use of existing tools to unlock housing capacity	2021/22	PDA Taskforce
○ Identifying the gaps in the current tools and those potentially available and ensuring these inform national system reforms, e.g. inclusionary zoning, covenants, minimum densities, developer agreements, Joint Ventures and Council partnerships, social enterprise capital funds etc	2021/22	HUD, Kāinga Ora
○ Link to the SmartGrowth Infrastructure Funding and Financing Plan	2021+	SG Partners
○ Ensure housing is captured through the forthcoming Joint Spatial Plan	2021	JSP Working Group

ACCELERATE THE PRIORITY DEVELOPMENT AREAS

INCREASE THE PUBLIC HOUSING STOCK

REDUCE RENTAL STRESS

REALISE MĀORI HOUSING ASPIRATIONS

IMPROVE THE PROVISION OF UP-TO-DATE DATA

MAKE USE OF THE TOOLS WE HAVE

VI. THE ACTION PLAN - PROGRESS REPORTING

DELIVERY: A SmartGrowth Housing Working Group will be set up to implement this Housing Action Plan (Councils, Central Government, Tangata Whenua, key housing providers). This may need to move into a more formal structure or one that is separately funded depending on how the Action Plan progresses.

MONITORING:

BENEFIT	OBJECTIVE	KEY PERFORMANCE INDICATORS
We have the housing we can afford	Housing affordability (as measured by the ratio of median gross (before tax) annual household income to the median dwelling house price / rent in the western Bay of Plenty sub-region is increasingly better than the national New Zealand average by 2070	% of households with housing costs greater than 30% of income

This KPI will be monitored as part of the SmartGrowth UFTI monitoring programme. There are several other trends that need to improve to support our overarching housing objectives:

- Average dwelling densities
- Change in housing typology in the sub-region (type, # of the bedrooms, m^2)
- Number of people in emergency housing
- Average housing/rent prices
- Number of people on Kāinga Ora housing waiting lists
- Average and median household income (gross) in western Bay of Plenty

The SmartGrowth housing working group will need to take responsibility for measuring these other trends. Most of this data is available. Housing supply targets will be picked up through the housing bottom line requirements in the NPS-UD (to be inserted into the RPS and District Plans).

REVIEW: This Housing Action Plan will be reviewed annually, and progress will be reported in terms of key moves, KPIs and trends. The Plan will be updated if circumstances change or significant new information and tools are available.

XI. APPENDICES

APPENDIX I: SUMMARY OF HOUSING TOOLS

HOMELESSNESS	PUBLIC HOUSING	AFFORDABLE HOUSING	MARKET HOUSING
• Housing First Programme • Sustaining Tenancies Programme • Rapid Re-housing	• Kāinga Ora Land Programme (strategic land purchases) • Public housing – purchase land, redevelopments and/or build new • Specified Development Projects (Urban Development Act) • Rebates and remissions (rates and development contribution grants) • Using Council-owned land for public housing • Regulatory settings that enable public/community housing (District Plans) • Council elder housing divestment and redevelopment • Kāinga Ora re-establishing a land and property ownership portfolio • Accessible Properties and Kāinga Ora establishing a formal partnership to redevelop areas of high public housing ownership e.g. Gate Pa and Merivale • Kāinga Ora leasehold Development on Māori land	• Housing Acceleration Fund – infrastructure fund, • Land for Housing Programme • Kāinga Ora Land Programme (strategic land purchases) • Developer Agreements for providing affordable housing • Progressive Home Ownership • KiwiBuild – potential to increase price threshold • Community Partnerships • Specified Development Projects (Urban Development Act) • Rebates, remissions and grants (rates and development contributions) • Using Crown and Council-owned land for affordable housing • NPS-UD – enabling higher densities in certain areas • Regulatory settings (DP rules, fees and contributions) that enable affordable housing (District Plans) • Regulatory settings under the Building Act for provision of affordable housing • Residential Development Response Fund - underwriting to support a range of housing types and price points	• Housing Acceleration Fund – infrastructure fund • Specified Development Projects (Urban Development Act) • IFF levy (Infrastructure Funding and Financing Act) • Council funding – new or special targeted rates to prevent land banking • Direct user charges (e.g. tolls) • Private financing and delivery • COVID-19 Recovery (Fast Track Consenting) Act • RMA 1991 – streamlined planning process • NPS-UD – enabling higher densities in certain areas

APPENDIX II: SUMMARY OF SMARTGROWTH FORUM FEEDBACK

The SmartGrowth Joint Forum workshop brainstormed action ideas to address the gaps and opportunities in the sub-region's housing system. These apply across the housing system.

HOMELESSNESS	PUBLIC HOUSING	AFFORDABLE HOUSING	MARKET HOUSING
• **Periods of transition:** – Youth transitioning out of State Care – Mental health clients transitioning out of hospitals – Corrections clients • **Youth homelessness:** – Couch surfing – Safety of youth at home • **Elders:** – Elder homelessness, elders on low incomes and in housing stress • **Hidden Homeless:** – People and whānau sleeping in cars – New migrants and temporary visa holders • **Seasonal worker accommodation**	• **Funding and Financing:** – Enable housing with front end funding/financing – Capital for Community Housing Providers (CHPs) • **Development Contributions:** – Grants to contribute to Development Contributions for this tenure • **Increase in public/community housing:** – Increase these tenures from 2% to 5% of total housing stock – Increase in emergency/transitional – Increase in Māori/Pasifika CHPs • **Māori land trust development:** – Need to support capacity and capability, – Support Papakāinga models	• **Housing Choice:** – More apartments in the CBD – Test tiny home models – Need for more incentives (development & funding) and suitable land – More supportive legislative framework from Government • **Land Ownership:** – Community ownership of the land, Papakāinga • **Other:** – More mixed use on commercial and industrial land – Income testing	• **Te Papa Peninsula:** – More housing through intensification • **Rural housing:** – More housing for kiwifruit labour – Need to create villages • **Assessing Housing Supply Differently:** – Currently defined as how much councils can afford to finance infrastructure, not by how much need there is for housing • **Unoccupied Buildings:** – Double the rates on unoccupied properties • **Other:** – Eastern Settlements acceleration • **Housing Variety:** – More housing typologies/price point options across the sub-region
		• **New Housing Models**: Cooperative housing (issues with banks), shared living, supported living, Progressive Homeownership models (e.g. Manawa), shared equity/rent for life/rent to buy, Leasehold (e.g. The Dunes Lifestyle Village), Co-housing (1,000 people in the queue in Katikati)	
ACROSS THE HOUSING SYSTEM	• Need to better understand need, demand, supply across the system • Need for more housing choice in typology/price/tenure types • Getting the cost of building down, e.g. modular housing • Fewer regulations to free up supply	• Need to increase the supply of housing in general – explore the potential to free up existing stock • Require Accessible/Universal design • Use Urban Development Act's powers to facilitate development	

APPENDIX II: SUMMARY OF SMARTGROWTH FORUM FEEDBACK

The SmartGrowth Joint Forum workshop brainstormed action ideas to **address** the gaps and opportunities in the sub-region's housing system. These apply across the housing system.

IDEAS TO ADDRESS THESE GAPS AND OPPORTUNITIES:			
• Rent to own • Build to rent • Housing for older people • Legislate – universal design – variations to housing design • Variety of typologies/mixed purpose • DC relief for CHPs • Skills support for Māori Land Trusts • Funding for Māori partnership model • Land leases – Māori land at Te Tumu • Forward planning/flexi resources consenting process	• Shared Equity/PHO + Community Land Trusts established • Capital for Community Housing Providers • Fast Track Te Papa • Needs dedicated resources to get the Action Plan implemented – not Council led but partnership • Seasonal worker accommodation • Establish a regional urban development authority (i.e. Panuku in Auckland) • Assess opportunities and options for redevelopment of Crown owned land • More guidance for the private sector	• Rural villages for Kiwifruit workers • Mixed tenure social housing/inclusionary zoning • Development incentives, particularly for affordable housing • Costs of construction – central govt to assist in regulation-grants • BRANZ certification needs to be evaluated • Pre-fab approaches • Investigate historical and current impact of developer covenants • Circuit breaker – get all priority development areas online now	• Grants to contribute to development contributions • Use of suitable council owned land for low impact – leased housing relocatable to future site • Tiny houses • More up-to-date and relevant data to inform planning and decision making • Need robust numbers – need to understand the "here and now" – this is not a housing assessment under the NPS-UD, it needs a much shorter-term focus • Clear number of affordable homes required by tenure in 3, 10, 30 year timeframes

APPENDIX III: OVERVIEW OF CURRENT HOUSING OPPORTUNITES AND INITIATIVES

A stocktake of housing & land development initiatives that are underway or planned in the sub-region to address needs, gaps, and opportunities across the housing system

TCC have estimated a need for around 1,226 homes per annum to be delivered (both short term and medium term) to cater for TCC population growth. This does not include demand in the Western Bay District Council area.

Factoring in demand in the WBOP area, based on the HBA 2018, an additional 420 dwellings are needed per annum.

So, to keep pace with demand, approximately 1,600 homes need to be delivered annually.

Veros Property Services carried out a review of remaining residential capacity in the Western Bay of Plenty in 2019 and identified a shortfall of around 600 homes in the short term, and 3,500 homes over the medium term. That work has recently been updated by TCC and is summarised below

The Veros report considered land in WBOPDC catchments, but the report assumed that the areas zoned for residential activity would be unlikely to be developed in the short term, due to existing agricultural and horticultural use. This has not borne out, with significant residential activity now occurring in Te Puke.

Table 1: Shortfall assuming **15% intensification** existing urban areas, **85% greenfields**

	Estimated Dwelling Shortfall		
	Short term (1 – 3 yrs)	Medium Term (4 – 10 yrs) with Te Tumu & Tauriko West	Medium Term No Te Tumu & Tauriko West
Projected Dwellings (Citywide)	3,590	7,880	7,880
City Shortfall	**580**	**460**	**3,460**
City Shortfall including NPS-UD Competitiveness Margin (+20%)	**1,300**	**2,030**	**5,030**

Table 2: Shortfall assuming **25% intensification** existing urban areas, **75% greenfield**

	Estimated Dwelling Shortfall		
	Short term (1 – 3 yrs)	Medium Term (4 – 10 yrs) with Te Tumu & Tauriko West	Medium Term No Te Tumu & Tauriko West
Projected Dwellings (Citywide)	3,590	7,880	7,880
City Shortfall	**220**	**-330**	**2,670**
City Shortfall including NPS-UD Competitiveness Margin (+20%)	940	1,240	4,240

Table 3: Western Bay of Plenty Sub-Region summary of expected housing opportunities by timeframe, location and type

HIGH CERTAINTY	MEDIUM CERTAINTY	LOW CERTAINTY

Location	Years 0 – 3			Years 4 - 6			Years 7 - 10			Year 11 - 30	Year 30 +	Total
	Private	Social / Affordable	Total Yrs 0 - 3	Private	Social / Affordable	Total Yrs 4 – 6	Private	Social / Affordable	Total Yrs 7 – 10			
Te Papa – City Centre	Yes	Possible	200	Yes	Possible	200	Yes	Possible	200	1000+		1,600+
Te Papa and existing urban areas: - Gate Pa / Pukehinahina - Merivale - Greerton Racecourse - Elder Housing - Throughout Te Papa corridor - General intensification in suburban residential zone via PC 26	Yes	Yes	300	Yes	Yes	400	Yes	Yes	700	4000-11,000		5,400-12,400
Otumoetai & Mt Maunganui	Yes	Yes	TBD	Yes	Yes	TBD	Yes	Yes	TBD	TBD		TBD
Parau Farm (*refer note below *)*	_	-	-	Yes	Yes	165 - 250	Yes	Yes	335 - 500	0		500 - 750
Smith Farm (*refer note below *)*	-	-	-	Yes	Yes	50	Yes	Yes	210 - 250	0		260 - 300
Tauriko West			-	Yes	Possible	450	Yes	Possible	1,000	1,550 – 2,550		3000 – 4,000
Keenan Road	-	-	-	-	-	-	Yes	Possible	100	1,900		2,100
Upper Belk, Merrick, Joyce											10,000+	10,000+
Land adjoining Rowesdale	Yes	Possible	50 - 75	Yes	Possible	150 - 225	-	-	-	0		200 - 300
Ohauiti South	Yes	Possible	25 - 50	Yes	Possible	75 - 100	Yes	Possible	300 - 450	0		400 - 600
Wairakei & Wairakei Town Centre	Yes	Possible	600	Yes	Possible	650	Yes	Possible	850	900		3,000
Te Tumu			0	Yes	Possible	450	Yes	Possible	1,000	4,550 – 5,550		6,000 – 7,000
Tara Road				Yes	Yes	200	Yes	Yes	200			400
Bell Road							Yes	Possible	500	1500		2,000
Te Puke Social Housing		13+	13+									13+

Te Rūnanga o Ngāi te Rangi - Tangata Whenua social housing		Yes	8									
Ranginui 12 Trust papakāinga		Yes	9									
Ngā Pōtiki a Tamapahore affordable rentals		Yes	10									
Te Puke Structure Plan Area 3	Yes		350	Yes		350	Yes		350			1050
Te Puke Future Urban Area							Yes		350			350
Te Puke Harris Street Extension				yes	possible	TBD						TBD
East new town – Paengaroa / Rangiuru											10,000+	10,000+
Maketu – Te Arawa Lakes							300+		300+			300+
Katikati – Papakainga development								70	70			70
Katikati – elder housing		6 - 17										6 - 17
Katikati – Abbeyfield Trust		14	14									14
Moore Park Development		13	13									13
Katikati Residential									555			555
Omokoroa : Kaimai Terraces affordable housing development		25	25									25
Omokoroa Stage 3	Yes		280			290			400	1,030		2200
Total		**71 – 80+**	**1897 – 2,147+**			**3,430 – 3,615**		**70**	**5,890 – 6,145+**	**16,430 – 25,430+**	**20,000+**	

**(High certainty of one of Parau or Smiths proceeding)*

Table 3 above summarises the housing delivery by timeframe and by level of certainty. In determining the certainty, the following factors have been considered:

HIGH CERTAINTY:

- Land is zoned residential, or has high likelihood of being zoned within the next 2 years to enable the development
- Land is included in current capacity assessments – but has the ability for uptake to be accelerated.
- No significant ownership challenges and likelihood of willing landowner to progress development
- Infrastructure either in place or provided for in 2021 – 31 LTP
- Projects identified are assumed to have no significant barriers to progressing.

MEDIUM CERTAINTY:

- Zoning preparation (including structure planning) is well progressed and on track to proceed through formal processes
- Infrastructure investment is included in the 2021 – 31 LTP
- Barriers to development may exist but can be worked through with positive progress being made

LOW CERTAINTY:

- Zoning preparation not commenced or in very early stages
- Identified risks and unknown if these can be addressed (e.g. compliance with NPS's, RPS)
- Ownership challenges

APPENDIX IV: OVERVIEW OF CURRENT HOUSING SUPPORTS AND PLANS

A stocktake of housing supports and plans that are underway or planned in the sub-region to address the needs of those in acute housing stress across the sub-region.

WHAT?	WHO?	WHEN?	IMPACT?
MĀORI & PASIFIKA HOUSING ASPIRATIONS			
Te Keteparaha mo nga Papakāinga - Māori Housing Toolkit	Tangata Whenua, WBoPDC, TCC, Kāinga Ora, TPK, SmartGrowth, BOPRC, Māori Land Courts, HUD	2021 onwards	• Nearing completion – to be revitalised through SmartGrowth • Assist Māori Land Trusts to develop papakāinga
Twenty Degrees Partnership	WBOPDC, DHB, TPK, BayTrust, Tauranga Energy Consumer Trust, Rotorua Energy Consumer Trust, Eastern Bay Energy Trust, Sustainability Options	2021 onwards	• Assess possibility of Partnership accessing recent funding for home repairs in Budget 2021 • Supports local communities in high need, to improve the quality of their housing. • Includes major home repairs (re-roofing, plumbing, recladding etc as well as insulation and heating)
Pasifika Housing Services	AvaNiu Pasifika, Pacific Island Community (Tauranga) Trust [PICTT], HUD	Ongoing	• Partnership opportunities between local Pasifika charities and Community Housing Aotearoa • Developing the capability of Pasifika housing providers
HOMELESSNESS			
COVID-19 motels (7) and units (109)	Various motels, The Peoples Project supported by Ngāi Te Rangi, Link People, Te Tuinga, HUD	Since March 2020	• Covid-19 motel places housed 202 people across 140 households • 60% were Māori
Kāinga Tupu Mayoral Taskforce & Action Plan	WBoPDC, TCC, Tangata Whenua, central government agencies, Kāinga Ora, philanthropists, community organisations	2020-2023	• Kāinga Ora collaborating on research in housing demand and need • Housing Summit in 2021 • Ongoing aim to eliminate homelessness in the sub-region
Takitimu House, Under the Stars, Awhina House	TCC, MSD, local philanthropic funders, community organisations	Ongoing	• Providing wrap around services and sustainable accommodation to those most in need

HOUSING SUPPORTS			
Sustaining Tenancies	HUD, Mental Health Solutions, The Salvation Army, WERA Aotearoa Community Trust	2020 onwards	• 145 places allocated (Tauranga and Rotorua) • Extension currently under negotiation
Rapid Rehousing	HUD, The People's Project	2020 onwards	• 15 places allocated, extension currently under negotiation
Housing First	HUD, The People's Project	2018 onwards	• 120 households in the Housing First Programme, 66 households housed • Extension currently under negotiation – 35 places allocated
Emergency Housing Special Needs Grants	HUD, MSD	On-oing	• 1,054 grants approved in June 2020 quarter
Transitional Housing	HUD, various charities and trusts	Since 2016	• 88 places have been added since Sep 2017 taking stock to 132 places managed by 5 providers • 5 additional places to be delivered by 2022
Progressive Home Ownership	HUD, Manawa PHO Limited (housing arm of Ngā Pōtiki)	2020 onwards	• PHO Fund enabling Ngā Pōtiki to scale up their housing services • 30 whānau to step into home ownership in Pāpāmoa
TCC Fund Proposal	TCC	2021 onwards	• TCC proposal to consult through draft LTP to set up a fund to cover Papakāinga and community housing development contributions, up to $500k p.a.
PUBLIC AND COMMUNITY HOUSING			
Public Housing Plan	HUD, CHPs, Kāinga Ora	2021-2024	• 2018-2022: Aims to provide 139 additional places by June 2022, • 2021-2024: Aims to provide 430-450 additional places in the Bay of Plenty by 2024, with supply targeted around Tauranga
Accessible Properties Limited/ TCHT	APL, Kāinga Ora, TCC, HUD, TCHT	Ongoing	• APL manages 1,147 public housing places, approx. 80% of the sub-region's total • THTC manages 194 tenancies, THTC to deliver 12 new places in 2021 in Gate Pā, Tauranga • APL to establish 158 new places between 2018-2028, 83 of these to be delivered by 2023, the remaining 75 by 2028, Kāinga Ora working to support APL and to facilitate delivery of affordable and market homes • Re-development plans for Pukehinahina/Gate Pā and Merivale
Elder Housing Portfolio	TCC, WBoPDC CHPs, Kāinga Ora	2018 onwards	• In 2018, TCC decided to sell its elder housing villages to one or more registered community housing providers • WBoPDC is currently consulting on retaining and redeveloping its units

APPENDIX V: PLACE-BASED HOUSING DATA FOR SUB-REGION

Produced by the Ministry of Housing and Urban Development

Contextual Indicators		Taur.	WBOP	NZ
Population *(Census 2018)*	Total population	136,713	51,321	4.7m
	Growth (2013-18)	19.1%	17.5%	10.8%
	Identifying as Māori	18.2%	19.2%	16.5%
	<30 years old	37.2%	34.5%	40.2%
	65+ years old	19.7%	21.0%	15.2%
Economic growth *(MBIE 2020)*	GDP per capita growth (2013-18)	30.0%	30.6%	21.9%
Unemployment *(Census 2018)*		3.4%	2.9%	4.0%
Household Income *(HAM Dec2018)*	Median income	$68,807	$68,417	$76,528
	Growth (2013-18)	26.4%	21.8%	18.5%

Indicators of Housing Need		Taur.	WBOP	NZ
Public housing register *(MSD)*	Number (Jun20)	443	89	18,520
	Growth (Jun17-Jun20)	184%	207%	246%
	Per 1,000 occupied houses (2018)	9.60	5.90	11.74
Emergency Housing SNGs *(MSD)*	Grants approved (Jun20 quarter)	1054	133	38,883
	Growth (Jun18-Jun20 quarters)	290%	412%	321%
	Per 1,000 occupied houses (2018)	5.31	1.90	3.22
Severe housing deprivation *(Amore et al 2018)*	Total	924	441	41,644
	Per 1,000 people	6.76	8.59	8.86
Overcrowding *(Census 2018)*	Population in crowded households	7.5%	9.2%	10.8%
	Māori in crowded households	19.7%	23.3%	20.8%

Purchase Market Indicators		Taur.	WBOP	NZ
First Home grants *(Kāinga Ora Apr-Jun20)*	Total grants paid	383	175	14,151
	Proportion for new builds	46.0%	46.9%	23.1%
Home ownership rate *(Census 2018)*		66.7%	74.7%	64.5%

Rental Market Indicators		Taur.	WBOP	NZ
Annual rental turnover *(MBIE 2019-20)*		41.4%	41.7%	44.1%
Median days on market *(Trademe Mar20)*		14	18	16
New bond rent bands *(MBIE June20)*	<$200	8.2%	5.9%	6.7%
	$200-400	9.8%	28.4%	26.5%
Rental stock *(MBIE June20)*	1 bed	2.0%	3.2%	3.6%
	2 bed	16.1%	16.4%	18.5%
Renters in public housing *(Census 2018)*		8.5%	3.0%	13.2%

Other Indicators		Taur.	WBOP	NZ
Housing quality *(Census 2018)*	Homes reported as always mouldy	2.7%	2.8%	3.9%
	Homes reported as always damp	1.7%	1.7%	2.7%

Indicators of Affordability		Taur.	WBOP	NZ
Rent Growth (MBIE)	1 year change (Aug19-Aug20)	5.2%	-0.6%	4.1%
	5 year change (Aug15-Aug20)	36.5%	43.8%	25.7%
Rental affordability (HAM/MBIE Dec2018)	HAM rent	36.8%	30.7%	31.0%
	20th percentile income to 20th percentile rent	0.47	0.47	N/A
Purchase affordability (HAM/ CoreLogic Dec2018)	HAM buy	84.4%	77.1%	74.8%
	Median renting income to lower quartile sales price	5.68	5.01	N/A

Urban Development Indicators		Taur.	WBOP	NZ
Price efficiency indicators *(HUD/MBIE)*	Price-cost ratio (Jun20)	1.74	1.69	N/A
	Rural-urban differential (2017)	2.02		N/A
Residential consents *(StatsNZ)*	New population per new dwelling (Census13-18)	3.7	3.8	4.2
	New consents per 1,000 population (Jun19)	9.1	7.6	7.1
Section price *(Trademe)*	Indicative price for c.600m² section	$450k		N/A

Unoccupied dwellings *(Census 2018)*		8.8%	15.6%	10.3%
Jobseeker support payments *(MSD)*	Total receiving payments (Sep20)	5,602	1,819	204,116
	1 year growth (Sep19-Sep20)	55.1%	50.0%	42.8%

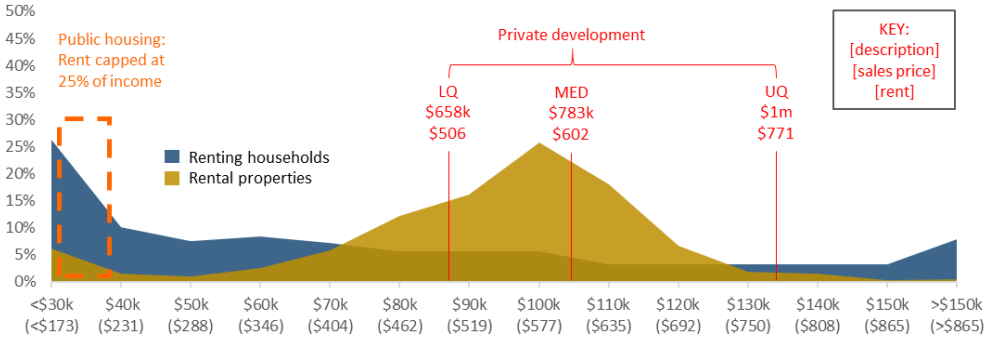
APPENDIX VI: PLACED-BASED ANALYSIS DEVLOPMENT MARKET IN THE SUBREGION

Produced by the Ministry of Housing and Urban Development

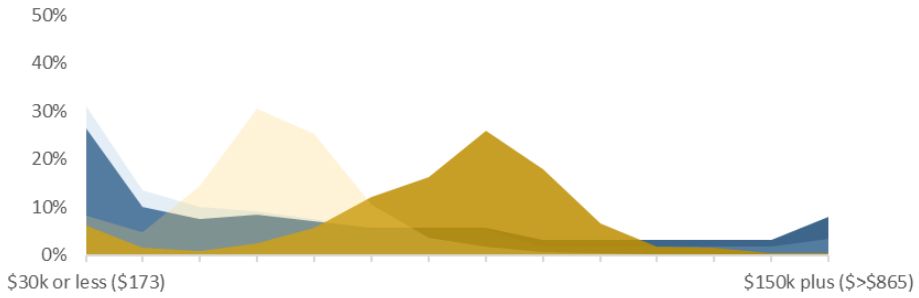
The graph below shows the proportion of existing rental units available at the upper threshold of affordability for different income brackets. The **blue** area shows the proportion of renting households who earn at different income brackets. The **gold** area shows the percentage of private rentals in the market charging weekly rents at the upper range of affordability for each income bracket (30% of income). Known rents or estimated rents (based on a 4% return on home values) of different delivery models are highlighted along the axis.

This shows that almost all market rental units are priced in the range of affordability for households earning above $70k (about half of all renting households). There remain few rental options for the remaining half of households earning under $70k. This reveals a large gap between what the market is delivering and what people can afford.

Tauranga City



This axis shows the income threshold (top) and the corresponding affordable rent thresholds (bottom, in brackets). The height of the shaded area above each point on the axis shows the percentage of renters or rentals within that interval. For example, 6% of renting households earn $90k-$100k and 26% of weekly rents are $519-$577.



This graph shows how the percentage of renters and rentals at different price/income points in Tauranga City in 2020 compared to 2013. This is shown by the lighter shaded areas. **There has been a significant shift in rents compared to the modest shift in incomes over the last seven years.**

NOTE: IMPORTANT CAVEATS ABOUT THIS DATA

Incomes are self-reported estimations from Census 2018 rated forward to 2020. These figures understate income from transfers (e.g. Accommodation Supplement) which recipients may not consider part of their 'income'. **The size of lower income bands may be overstated**. The rents shown are based on tenancies lodged in 2020, which means that rentals not lodged with MBIE or that did not turn over that year are not shown. **The number of rentals in the dataset is less than that of renting households, hence why only percentages (not actual numbers) are used.** Tenancies are not lodged with MBIE for public housing, so it is not shown. **Assumptions about rental yields and affordability are illustrative only and could be improved with better information.**