

# HOUSING STRATEGY



**Hamilton  
City Council**  
Te kaunihera o Kirikiriroa







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# Glossary

**Co-housing** is characterised by a participatory approach to the design and planning process, non-hierarchical, resident-led management and decision-making, and shared facilities, and amenities with all residents having independent unit titles.

**Co-operative housing development** works by residents owning a share of the housing cooperative, rather than owning a title to an individual unit. This allows them to have a legal interest in, and access to the property.

**Community lands trusts** are private, non-profit organisations that acquire land for the purpose of enabling the provision of retained affordable housing. The non-profit trust owns the land and typically leases it for a nominal fee to individuals who own the buildings on the land.

**Lifemark®** is a rating tool that demonstrates how well a home will suit the users' needs over a lifetime. Points are awarded based on how adaptable, safe and useable the home is according to the principles of Universal Design. [www.lifemark.co.nz](http://www.lifemark.co.nz)

**Homefit** is an inspection-based assessment of the health, comfort, energy efficiency and safety of existing homes. [www.nzgbc.org.nz/homefit](http://www.nzgbc.org.nz/homefit)

**Homestar** is a rating tool that measures and rates the performance and environmental impact of new build homes. Homestar considers energy, water, waste, ventilation, health and comfort, and other environmental factors. [www.nzgbc.org.nz/homestar](http://www.nzgbc.org.nz/homestar)

**Papakaainga** refers to a group of homes built on land owned by Maaori, functioning as an intentional 'community'.

**Universal design** is about making buildings accessible to all people of all abilities at any stage of life. It includes people who use wheelchairs or other mobility aids, people with impaired vision and people who are elderly or very young.









# Our vision:

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

# Introduction

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

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

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

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

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

1

**Goal One**

Hamilton Kirikiriroa has a well-functioning housing system.

2

**Goal Two**

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

3

**Goal Three**

Our homes meet the diverse needs of our communities.

4

**Goal Four**

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

The Strategy also provides a framework for our Housing Action Plan. It acknowledges the important role Council plays in the housing ecosystem in the drive towards ensuring all Hamiltonians are well-housed.



# Background

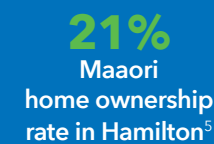
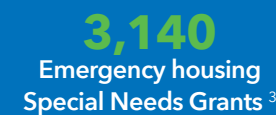
Hamilton Kirikiriroa is a vibrant and growing city. As the city grows, so does the attraction of Hamilton Kirikiriroa as place to live, work and raise a family.

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

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

Council is committed to honouring the Principles of Te Tiriti o Waitangi / The Treaty of Waitangi through its relationship with Kiingitanga, Waikato-Tainui, mana whenua and maataa waka within Hamilton Kirikiriroa. This includes addressing housing need for this group and further enabling housing diversity including traditional housing options such as papakaainga.

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





# Strategy on a page

## Our vision

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

1

### Goal one

Hamilton Kirikiriroa has a well-functioning housing system.

2

### Goal two

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

3

### Goal three

Our homes meet the diverse needs of our communities.

4

### Goal four

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

## Our principles:

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







# The housing continuum and being 'well-housed'

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

This aligns with the United Nations Human Right to Adequate Housing<sup>6</sup>. This right includes a framework of seven principles that are used to determine whether people are 'well-housed':

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

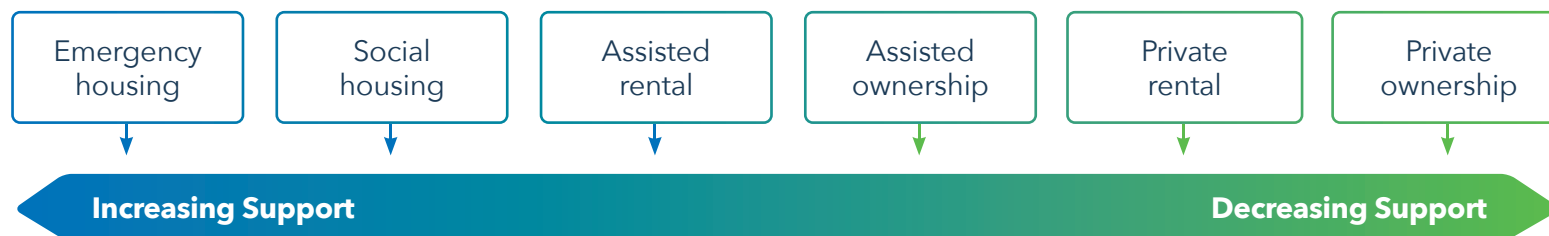
The housing ecosystem operates along a continuum from private market housing through to assisted housing and emergency or transitional housing options. This continuum is used to demonstrate the differing needs of housing across a broad scale. It can also include different tenure types such as co-housing or co-operative housing development.

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



## A colorful illustration of a row of houses and trees. The houses are in various shades of blue and green, with some having yellow roofs or accents. There are green trees and street lamps interspersed among the houses. The background is white with faint grey outlines of more houses.

Secure, affordable, habitable, accessible, culturally appropriate, appropriately located and serviced.



**Emergency housing:** Temporary accommodation and support subsidies for individuals and families who have an urgent need for accommodation because they have nowhere else to stay or are unable to remain in their usual place of residence. Includes temporary overnight accommodation and short-term stays of approximately 12 weeks.

**Assisted rental:** Subsidised rental accommodation. Rents usually partially funded by the Accommodation Supplement and/or at below market rent levels.

**Assisted ownership:** Household income-related pathways to home ownership. Subsidies include rent-to-buy, affordable equity and shared ownership.

**Private rental:** Rentals on the private market.

**Private ownership:** Properties purchased in the private market.



# Developing the Strategy

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

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

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

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

## Engagement and process

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



You told us having an affordable city is important with options for renters and home owners and social housing for the community.

Shape Your Future City - feedback on wellbeing

Safe

Easy  
to get  
around

Affordable  
to live in

Healthy

Sustainable



**Goals,  
outcomes  
and actions**

1

# **Hamilton Kirikiriroa has a well-functioning housing system**

How we develop our housing

## Outcomes:

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

## Overview

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

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

## Things Council is already doing:

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

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

## Key actions

We have identified the following key actions:

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

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



Goals,  
outcomes  
and actions

2

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

What our homes are like





## Outcomes:

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

## Overview

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

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

## Things Council is already doing:

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

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

## Key actions

We have identified the following key actions:



**Action 6:** Investigate integrating certifications such as Lifemark and Homestar / Homefit into LIM Reports.



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

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

**Goals,  
outcomes  
and actions**

3

# **Our homes meet the diverse needs of our communities**

What housing opportunities are provided



## Outcomes:

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

## Overview

We recognise we have a specific obligation to achieve the economic, environmental, cultural and social aspirations of Maaori in Hamilton Kirikiriroa. This includes addressing the housing needs for Maaori and further enabling housing diversity, including traditional housing options such as papakaainga.

In addition, we need to understand the needs of different segments of the population and ensure our housing system enables all groups to access housing that meets their needs. These include:

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

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

We are committed to working with Maaori and other groups to develop solutions that address their housing needs.

## Things Council is already doing:

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

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

## Key actions

We have identified the following key actions:



### Action 8:

Increase support for the community housing sector, including iwi/Maaori housing providers, throughout the consents process.



### Action 9:

Investigate subsidies, waivers and other fee reductions we could adopt to support the outcomes of the Strategy including universal design, sustainability, affordability and culturally appropriate housing.

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

A large, white outline of the number '4' is positioned on the left side of the slide. In the background, there is a faint, stylized illustration of a diverse group of people, including a woman with long dark hair, a man with a beard and a baseball cap, and a man with curly hair and glasses. The entire slide has a teal background.

# 4

Goals,  
outcomes  
and actions

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

How our communities live



## Outcomes:

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

## Overview

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

Enabling the right social infrastructure and ensuring communities are developed in a way that encourages these connections between people, places, urban form and nature is essential to developing sustainable, resilient and connected communities.

## Things Council is already doing:

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

## Key actions

We have identified the following key actions:



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



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

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

# Delivering the outcomes: next steps

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

Achieving the vision in this Strategy will take significant effort and collaboration from the private, public and philanthropic sectors as no group can improve housing outcomes in isolation.

The Strategy identifies the important role Council plays in the housing ecosystem, in the drive towards ensuring all Hamiltonians are well-housed.

Council is committed to partnering with Maaori, the housing and development sector, our community stakeholders and our partners in central and local government to develop solutions that shift us towards achieving our vision for housing in Hamilton Kirikiriroa.

## Implementing an Action Plan

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

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

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

## Update and review

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

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

The Housing Strategy and current version of the Action Plan are also available on the Council's website at: [hamilton.govt.nz](http://hamilton.govt.nz)





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