

Manawatū District Housing Strategic Action Plan

Wharenoho ki te Rohe o Manawatū – Mahere Rautaki



A house is not just a physical asset. Our homes lay the foundation for our social, economic, environmental, and cultural well-being, now and in the future.

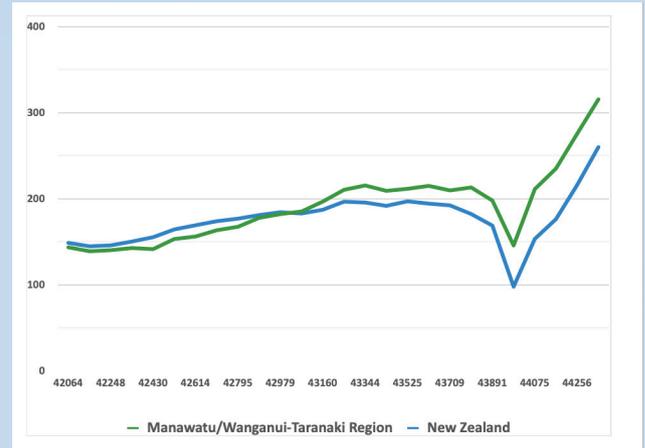
Housing supports whānau, community and national outcomes – intergenerational well-being, cultural pride, educational and vocational achievement, social and economic prosperity, and individual and national productivity.



The Manawātū District has a very low unemployment rate and a high demand for labour

↑ 6.5%	↑ 7.7%	2.9%
↑ 0.9%	↑ 5.1%	3.9%
Jobs growth	Earnings growth	Unemployment rate
<i>YE Jun 2021 vs Jun 2020</i>		

Jobs advertised



MBIE Jobs Online Seasonally Adjusted data

Our population is growing

The district population is estimated to have increased

- ↑ **2.1%** over the year to June 2021 vs
- ↑ **1.0%** over the year to June 2021

Public health enrolments

Yet house sales fell over the year to August 2021

- ↓ **19.7%** over the August 2021 year
- ↑ **28.1%** nationally over the year

REINZ annual house sales

With an estimated \$8 billion worth of investment flowing into the region to 2035, the population will keep growing, and with it, demand for housing.

House prices are rising strongly...

- ↑ **30.4%** \$613,417 July 2021
- ↑ **24.8%** \$922,421 July 2021

Quotable Value July 2021



...and rental prices are following suit

Median Rent

- ↑ **18.5%** \$480 July 2021
- ↑ **6.4%** \$500 July 2021

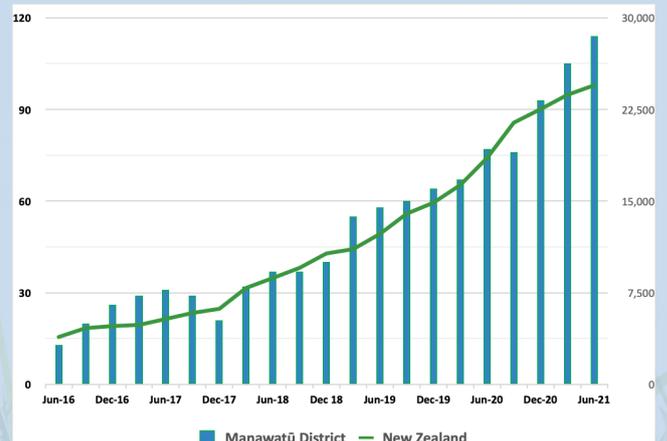
MBIE rental bond data YE June 2021



As housing costs rise, so does the need for public housing

- 114 families
- ↑ **48.1%** over the year to June 2021
- 24,474 families
- ↑ **32.2%** over the year to June 2021

The number of families awaiting public housing



Ministry of Social Development

To enable our whānau to thrive, we need to increase access to affordable housing in the District. This includes both affordable rental and home ownership options.

Council helps to provide for the housing needs of some of our most vulnerable citizens

Ka āwhina te Kaunihera kia whai wharenoho te hunga whakaraerae tonu o tō tātou hapori

The Council Controlled Organisation (CCO), Manawatū Community Trust (MCT), delivers 205 quality, healthy homes to elderly and disabled residents of the Manawatū District. The Trust is investing in additional housing to provide for the growing needs of the local community.

Done right, housing also supports environmental and sustainability goals

Ina tika ngā kaupapa wharenoho, ka hāpaitia ngā whāinga mō te taiao me te toitūtanga

We have been focused on supporting residential land use and future housing development with innovative, quality, and forward-thinking planning and infrastructure investment.

Council plans for growth

Ngā mahere a te Kaunihera mō te tipu o te rohe

The District Plan balances environmental, social, cultural, and economic objectives through prioritising the best use of land across the District, and planning for future growth accordingly. Importantly, this includes enabling housing development and supporting the delivery of well-functioning and resilient urban environments.

The resilience of our water, wastewater and stormwater is undergoing continual improvement as part of our new works and renewals programme. Council has adopted low-impact design approaches that utilise natural systems where possible to improve biodiversity and enhance the integrity of the natural environment. Council's investment in wastewater management over the past decade has focused on reducing our impact on freshwater across the District by centralising all wastewater management into Feilding for advanced treatment and moving to land treatment where possible. Council is also taking opportunities to reuse materials for the construction of our roading network; ensuring high quality, resilient design while removing the need to dispose concrete waste to landfill.

We can do more

Hei mahi atu anō mā mātou

Based on the housing needs identified within the Manawatū District Housing Stocktake (Appendix 1) and the strategic recommendations included in the Housing Programme Establishment Report (Appendix 2) this Housing Action Plan sets out the actions Council will take to deliver on the housing objectives of the Manawatū District.

Council's Housing Action Plan acknowledges that solving the housing issues of the District requires a joined-up approach between local government, central government, iwi Māori, Community Housing Providers (CHPs), the construction sector, investors, and the financial sector.

Our vision:

All Manawatū District residents are well-housed, with choices that meet their needs at a price they can afford

Kia whai wharenoho papai te katoa e noho ana ki te rohe o Manawatū, kia hāngai anō ngā kōwhiringa wharenoho ki ō rātou hiahia, ki ō rātou pūkoro anō hoki

To achieve our vision, we seek to achieve the following outcomes:



1. Increase the supply of housing



2. Improve housing affordability



3. Ensure capacity for future needs



4. Support housing outcomes for whānau, hapū, and iwi Māori



5. Improve wellbeing for all through the delivery of appropriate housing

Council will achieve these outcomes through investing in the following priorities and actions:

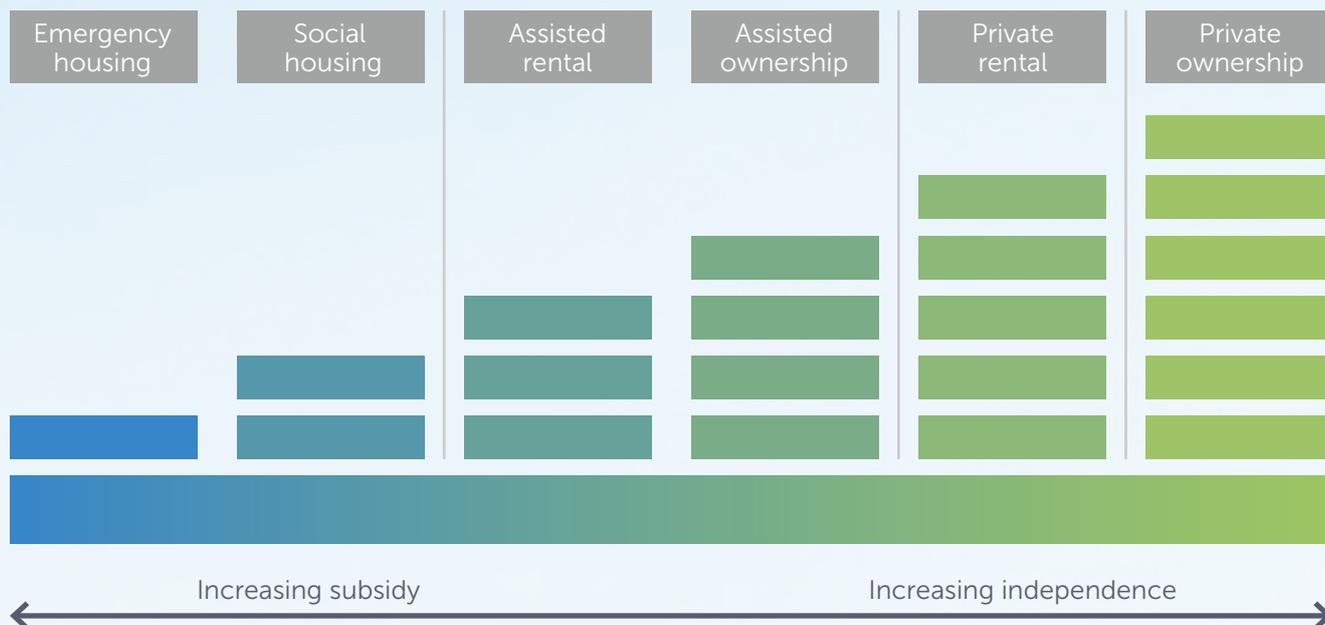
- **Council will continue to...** (actions we are already taking)
- **Council will...** (actions we can implement now)
- **Council will investigate...** (actions we will explore further)

PRIORITIES				
To establish a district-wide Urban Development Framework	To drive efficiencies in consent approval processes	To develop partnerships to deliver on public and affordable housing needs	To partner with whānau, hapū, and iwi Māori to support housing aspirations	To ensure decision making that considers wellbeing outcomes
ACTIONS - We will				
<p>Identify and enable appropriate areas for new housing through the district plan by preparing an Urban Development Framework in accordance with the NPS:UD</p> <p>Ensure District Plan and other Council policy settings enable mixed and higher density development</p> <p>Adopt policy settings that require high amenity urban development across the housing continuum</p> <p>Investigate how Council policies can incentivise investment in higher density housing</p> <p>Continue to invest in innovative infrastructure solutions that provide for the needs of our growing population and support the delivery of high quality, resilient, mixed density urban environments</p>	<p>Continue to pursue technology and process improvements that streamline and accelerate consenting processes</p> <p>Investigate and communicate opportunities to implement a standardised process for the consenting of homes</p> <p>Provide education to improve the quality of consent applications</p> <p>Raise awareness of consenting pathways that reduce costs and speed up processing timeframes such as MBIE's MultiProof scheme</p> <p>Advocate to central government for policy settings and institutional arrangements that support delivery of houses to undersupplied segments of the housing continuum</p>	<p>Investigate partnerships and commercial arrangements to support the delivery of high amenity, mixed density housing at scale</p> <p>Investigate partnerships for council led land development that reduces the average cost of housing</p> <p>Support Manawātū Community Trust to achieve CHP status and deliver on their statement of intent objectives</p> <p>Take a partnership approach by assigning key account managers to support housing development</p>	<p>Develop a strong relationship with whānau, hapū, and iwi Māori to support self-determination in housing</p> <p>Support Māori initiatives to navigate the consent approvals process</p> <p>Seek opportunities to support whānau, hapū and iwi Māori housing objectives by providing technical expertise in land development, business case development and applications for central government funding</p> <p>Undertake District Plan review for the purpose of enabling papakāinga and social housing initiatives</p> <p>Support housing initiatives by enabling installation of infrastructure</p>	<p>Undertake annual monitoring and reporting of demand and supply conditions to address areas of housing need in the community¹</p> <p>Continue to invest in quality community infrastructure to drive wellbeing outcomes across all segments of the housing continuum</p> <p>Investigate delivery options that enable movement along the continuum within the same community and that retains the affordability of entry-level properties</p> <p>Seek opportunities to implement alternative delivery models for home ownership and secure rental tenure</p> <p>Engage regularly with stakeholders and community to ensure a high level of understanding of opportunities and barriers to housing development</p> <p>Enable land and housing development that is environmentally sustainable and energy efficient</p>

¹ Monitoring and reporting also required under the National Policy Statement: Urban Development

Housing Continuum

Te whānui o ngā momo wharenoho



Source: Community Housing Nga Wharerau o Aotearoa, 2020

Tracking our Progress

Te arotake i te kokenga whakamua

The Housing Action Plan is designed to adapt to changing housing conditions

A steering group will be established to oversee implementation and monitor progress toward achieving the housing objectives of the Manawatū District Council. Based on up-to-date knowledge of local housing conditions, the steering group will develop recommendations for housing policy, actions and investment that respond to changing housing conditions over time.

Progress on the implementation of the Housing Action Plan alongside monitoring of progress toward achieving the housing outcomes of the Manawatū District Council, will be reported to Council annually.