

# Progress on our housing

Five years ago, Western Bay of Plenty Council committed to the vision of 'All Western Bay residents are well housed'. Here are examples of work council has done towards achieving the vision.

## Market housing

Private developments on new subdivisions are underway across the District, in both planning and delivery stages; they are projected to bring approximately 2123\* homes to market over coming years. Prole Road, Ōmōkorōa is being prepared for significant housing, town centre and school development. There are 804 homes either resource consented, being processed for consent or at pre consent application discussion stage. The first two housing developments, resource consented June and July this year will deliver 410 homes.

- > Dunlop Road, Te Puke subdivision is selling Stage 1 now with 380 residential sections planned in the project.
- > Mural Drive, Katikati is mostly built, the last stage, Stage 3 is selling now. There are 74 sites in total in the project.
- > At Browns Drive, Waihi Beach, construction of Stage 1 is Underway, 96 two- and three-bedroom homes are planned for the development.

New or upgraded council infrastructure is key to enable housing development. Infrastructure projects required in Ōmōkorōa Stage 3 development include transportation (\$168 million) and three-waters (\$42 million) over the next 10 years. For Te Puke's population to grow beyond 13 000, e.g., to 16 000, projects such as upgrading the wastewater treatment plant (\$60 million) are required.

\* 2123 homes was calculated using resource consent data on 27.10.23. This includes all resource consented developments, those being processed, and those in pre lodgement discussion. This number is a guide only.



Mayor James Denyer and Pirirakau hapū kaumatua Peter Borell turn the first sod on the Prole Road project. Also pictured are Higgins construction crew, Western Bay councillors, staff and project consultants.



Dunlop Road



Mural Drive



Browns Drive



Shared home ownership Ōmōkorōa



Kaimai Views Ōmōkorōa

## Affordable home ownership

**Shared home ownership** - Housing Foundation is bringing their first housing development in the Bay of Plenty to Ōmōkorōa. They will be offering family friendly designs and their commitment to affordability in the 100-lot development and are taking registrations of interest now.

Shared home ownership provides a unique opportunity for working New Zealand households who are finding it difficult to buy a secure, warm, dry home. Through the shared ownership programme, Housing Foundation works closely with families to assist them into home ownership.

**Affordable Housing Partnership** - Kaimai Views is an Affordable Housing Partnership between Classic Group and Council, aimed at giving more Kiwis a chance to get their foot on the property ladder.

Council sold land to Classic Group with the agreement fifty percent of homes, (121 homes), be sold below the median house price. An example of pricing; the median house price for the Western Bay of Plenty as of April 19 was \$655,000, and the third stage of homes released sold for \$500,000 and under.

In addition, 27 Kiwibuild homes were built in Stages 3 and 4. All house and land packages are now sold, the last 2 homes will be complete early 2024.

## More warm, dry and healthy homes

Council has been supporting the healthy housing program, 20 Degrees, since 2020. The program helps low-income households achieve a home temperature of 20 Degrees on a winter's night. Making homes warmer and drier reduces the risk of health problems associated with poor housing conditions.

The program aims to operate within communities who have severe housing needs and carries out home assessments, identifying and addressing the issues; e.g., structural concerns, repairs or behavioural change around moisture management, ventilation, and heating. They also provide workshops and DIY lessons that build the skills needed to keep homes healthy.

The program is funded through a collaborative partnership, including WBOPDC, TECT, Bay Trust, Rotorua Trust, Te Whatu Ora, and Toi Te Ora Public Health. It has been operating for three years and has exceeded the planned number of outcomes.



Recent healthy homes workshop in Maketu

## Public and community housing

In May this year social housing provider Accessible Properties Limited was granted resource consent for their 13-unit social housing development in 21 Seddon Street, Te Puke.

Council reduced the development costs of not-for-profit housing in 2022, (reduction of financial contributions or FINCO's for the development of community housing and Papakāinga), providing savings of \$160,419 for this housing provider's project.

Evergreen House - an elder housing, affordable rental development in Te Puke - also accessed a significant financial contribution reduction when Resource Consent was granted August this year. The project has 5 one-bedroom units and 1 principal dwelling development in George Street, Te Puke, adjacent to Te Puke Baptist church, who is the developer.



21 Seddon Street Te Puke



George Street Te Puke

## Medium density housing

The new housing density rules were introduced to Te Puke and Ōmōkorōa to enable growth and create a wider range of housing options.

Plan Change 92 introduces new Medium Density Residential Standards (MDRS) for all the existing residential areas of Ōmōkorōa and Te Puke. In addition, new residential areas are being added to those towns. The standards will enable more housing to be built by removing some resource consent requirements. Provided the standards are met, the development will be a 'permitted activity', which means resource consent isn't required.

Our District does not have enough affordable housing, smaller houses for single people or couples, or houses where multi-generations can live. The MDRS makes it easier to subdivide, build a secondary dwelling, or redevelop a site into townhouses. This means more housing can be provided to meet the needs of local people.

## Affordable rental housing - Council Elder Housing redevelopment in Katikati

The move to support our elder community by retaining and redeveloping our elder housing was backed by the community (88 % in support) through the Long-Term Plan 2021-31.

We're acting on this support increasing the number of units on the Heron Crescent site in Katikati; from 11 to 26 units. Council will build 26 modern rental homes, a mix of one- and two-bedroom units that also cater for those with mobility issues - at no cost to rate payers. A \$5.8 million injection from the Ministry of Housing and Urban Development's Affordable Housing Fund coupled with \$4.6 million Council set aside from its Better Off Funding, means Council will more than double its elder housing stock in Katikati.

The redevelopment provides 15 additional units for older people to rent and replaces the 11 existing 40-year-old units. The design and build project is currently open for tender.



Heron Crescent in Katikati

## Local housing networks: collaborative solutions

Every community has its unique population, housing needs, challenges and opportunities. We're taking place-based approach to tackling our communities' housing challenges. Of particular interest is meeting identified gaps in housing and achieving housing outcomes for those most in need.

Collaboration is key to addressing complex housing issues. We're working with iwi, businesses, social housing providers, social and health service providers, community groups, and central government to implement evidence based local housing plans to improve housing outcomes in Te Puke and Katikati.

The Te Puke Housing Systems Plan was published late 2022 which sets out nine strategies to address housing gaps. The Housing Network is supporting the delivery of housing strategies for Te Puke.

Katikati Housing Network started in June this year and the Housing Systems Plan is being developed.

