



# Kāpiti Coast District Council **Housing Strategy**

May 2022

## Contents

<b>Mayor's Foreword</b>	<b>3</b>
<b>Introduction</b>	<b>4</b>
<b>Section 1: Housing need in Kāpiti</b>	<b>9</b>
<b>Section 2: How the strategy was developed</b>	<b>14</b>
<b>Section 3: The vision and principles guiding our approach</b>	<b>17</b>
<b>Section 4: Housing objectives and measures</b>	<b>21</b>
<b>Section 5: Housing actions</b>	<b>27</b>
<b>Section 6: Next steps</b>	<b>31</b>

# Mayor's Foreword

I am pleased to present our Housing Strategy outlining the Council's direction for responding to housing challenges in the Kāpiti Coast District. It sets out Council's role and what we plan to do to get better housing outcomes in the short, medium and long term.

Housing is one of the biggest challenges facing our community, and also one of our biggest opportunities. Kāpiti is forecast to grow by 32,000 people over the next 30 years. As our region grows and evolves, demand for housing will continue to increase, putting added pressure on the local housing market, and impacting affordability for those who live here.

The Strategy's vision is for all Kāpiti residents to have access to suitable housing in Kāpiti so they can live and thrive. Quality housing that meets the diverse needs of our communities is critical. Housing stability and security has been linked to improved health, educational attainment and employment.

We have developed this Strategy in response to the increasing concern of our communities and the growing need for housing solutions that better match demand and provide choice.

This strategy builds on what we heard through our consultation with the community on the Long-term Plan 2021-41, and the community engagement we have done to understand the housing need and challenges we're facing. It also aligns with Te Tupu Pai, Growing Well - our strategy for enabling sustainable growth in Kāpiti, the Open Spaces Strategy, and the Wellington Regional Growth Framework and key central government policies.

Housing is a complex issue and not solely the responsibility of one organisation or sector. We know we don't hold all the solutions to the housing crisis, but we want to play our part and help others to do the same. A key part of our strategy is to provide a foundation from which we can grow productive partnerships with iwi, our partners, central government, the private sector, community housing providers and the community. We look forward to taking on this challenge together.

Toitū te whenua, toitū te wai, toitū te tāngata – toitū Kāpiti.

**Mayor K Gurunathan**

Kāpiti Coast District Council





# **Introduction**

*Housing is one of the biggest challenges facing our community, and also one of our biggest opportunities. Housing is at the heart of creating strong communities and directly contributes to thriving environments and a vibrant local economy. Beyond providing the basic need for shelter, housing can be a pathway to wellbeing, but only with thoughtful direction and planning.*

*As Kāpiti grows and evolves, demand for housing will increase rapidly, putting added pressure on the local housing market, and impacting affordability for those currently living here. It is critical that we provide a range of housing options, in well-functioning neighbourhoods, to meet the needs of our changing population.*

An aerial photograph of a coastal town. In the foreground, there are several houses with various roof colors (blue, grey, brown) and green lawns. Some houses have swimming pools. In the background, there is a beach, the ocean, and a large mountain or headland under a clear sky.

## **Housing is a complex issue.**

*Many factors impact housing, and the quality of housing directly impacts people's lives and their wellbeing. Housing is not solely the responsibility of one organisation or sector, and we therefore needed to consider the system as a whole when developing our Housing Strategy. Council, existing developers, new developers to the area, the public sector, the community sector and individuals need to work together to shift the dial.*



## What is 'housing'?

The way we think about housing is changing. At the most fundamental level, housing fulfils the basic human physical need for shelter – but it also impacts overall wellbeing; contributing to a person's sense of safety and belonging, forming the basis for family life and providing a place to call 'home'.

In te ao Māori, 'home' can be a place of meaningful relationships, connections and wellbeing, with ties to the concepts of whānau and whanaungatanga, whakapapa, whenua, wairua and kāinga. This drives the need for a more holistic, multidimensional understanding of 'home' as it relates to Māori, focused on the intrinsic connection between home and wellbeing. We are engaging in kōrero with iwi and Māori to better understand how we can contribute to this.

## What is 'affordable'?

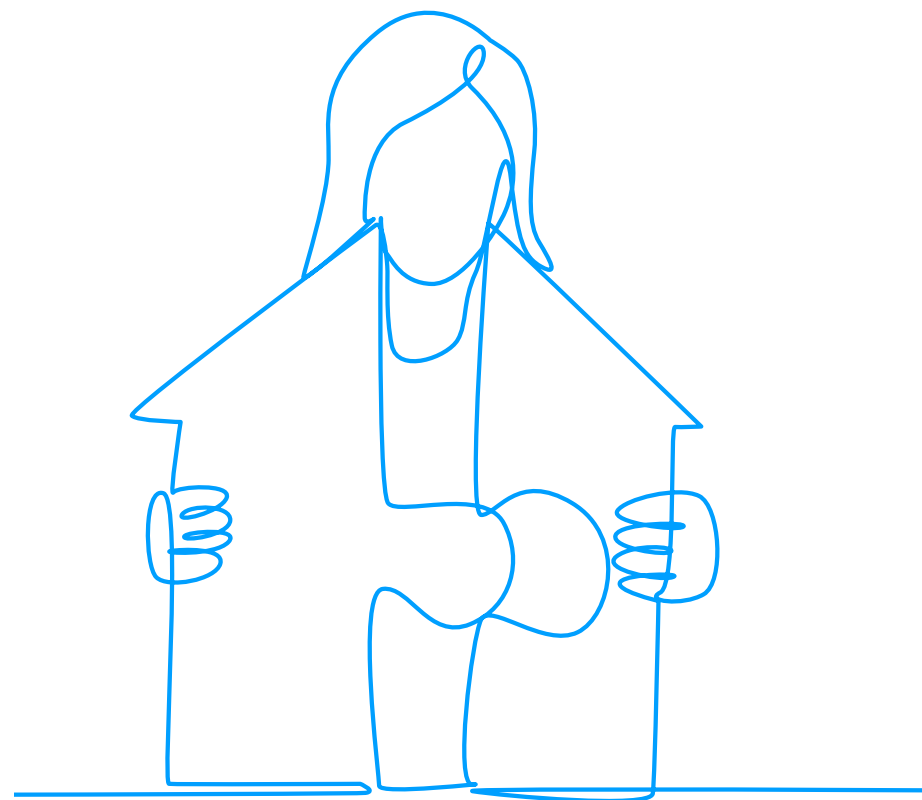
Affordable housing is important for people's wellbeing, but affordability means different things to different people. For lower-income households especially, high housing costs relative to income are often associated with severe financial difficulty, and can leave households with insufficient income to meet other basic needs such as food, clothing, transport, medical care and education.

There are a variety of definitions of what is 'affordable'. As an example, Wellington City Council has adopted its own Wellington Housing Affordability Measure (WHAM), based on the premise that assessing affordability (be it in a rental or purchase scenario) depends on each household's circumstances (specifically size, composition and income level) and that local level decision making about housing affordability is more complex than providing one set dollar amount or ratio that is applied in a 'one-size-fits-all' way. The WHAM calculation takes into account total household income and 'basket of goods' costs (all living costs, excluding housing costs), to calculate available income for housing costs.

For now, Kāpiti Coast District Council is retaining a simple definition of affordability so that we can set clear intentions for what we are looking to achieve in terms of affordable housing. **The measure that we use is based on households spending no more than 30% of their gross household income on housing costs (rent or mortgage).**

This is in line with the Ministry of Housing and Urban Development (HUD) Housing Affordability Measure (HAM), which is also based on the 30% model.<sup>1</sup>

<sup>1</sup> Kerr, J. and Valentine-Robertson, F. 2019. *Housing Affordability Measure Method HAM version 1.4*. Wellington: Ministry of Housing and Urban Development. As well as being used as a measure by New Zealand's HUD and many local councils, this definition is also prevalent globally; for example, it is used by HUD's equivalents in both the United Kingdom and United States.



## The context of this housing strategy

In the Long-term Plan 2021-41, we made a decision to “take a bigger role in housing” with a focus on increasing our activities to support and enable development, as well as looking at how we can contribute to improving housing options in the district. Housing plays a key part in achieving the outcomes of our Long-term Plan, specifically, contributing to communities that are resilient, safe, healthy and connected, and ensuring our people have access to suitable housing in Kāpiti so that they can live and thrive. As Kāpiti plans for a resilient and safe future, housing will take on a bigger role in building climate resilience, not just through the design and construction of homes, but through a carefully planned approach to where and how housing growth will take place.

Our Long-term Plan also sets out our responsibility in responding to Te Tiriti o Waitangi; this means ensuring that there is a mutually mana-enhancing partnership between mana whenua and Council, which will underpin our approach on housing. In line with this, we are working in partnership with iwi to make this Housing Strategy meaningful to them. We want to have a strong focus on improving housing outcomes for Māori and we will work directly with Māori to establish the most effective ways for Council to support achieving this.

Housing is a major contributor to health and wellbeing. Research shows that housing can create better educational opportunities for children, contribute to healthier people and neighbourhoods, and build stronger economic foundations for families and communities. In setting out this strategy, we are actively contributing to community and individual wellbeing.

Government policy reform, such as the Government’s Policy Statement on Housing and Urban Development (GPS-HUD), is driving nationwide change; now is the time to actively respond with a bold approach. This gives us the opportunity to clarify what is important to Kāpiti, what our community needs, and determine a clear housing direction for the future. This sits within the context of a refreshed [District Growth Strategy, Te Tupu Pai](#) which sets out the approach to enable sustainable growth in our district over the next 30 years.

***We want our community and iwi to be at the centre of our direction-setting on housing; to ensure we have a thriving environment, vibrant economy, strong communities, and so that our people have access to suitable housing to live well and thrive in our district***

Growth is happening across the Wellington region, and for our neighbours to the north in Horowhenua. Kāpiti is forecast to grow by 32,000 people over next 30 years.

The Wellington Regional Growth Framework is looking across the whole region to ensure there is ‘joined-up’ planning. Developing this housing strategy in response to the direction of growth is important, so that outcomes align and are complementary to what’s happening elsewhere in the Wellington region.

### **The Wellington Regional Growth Framework focuses on four priorities:**

- Housing supply, affordability and choice.
- Transport choice and access.
- Iwi/Māori housing capacity and taonga.
- Climate change and resilience.

This Housing Strategy responds to these priorities and population growth, with the core objective of taking a bigger role in housing, anticipating that growth will exacerbate current housing challenges.

It captures the current ambitions of our community, and sets the direction that we will take, alongside partners and developers. It also outlines specific areas of focus and workstreams underway, as well identifying areas that need further work. This strategy is future focused, but is also adaptable. It has been specifically developed so that Council, and our partners, can be responsive to the evolving needs of our community.

## The purpose of this housing strategy

**The purpose of this strategy is to outline Council's current thinking about housing in the Kāpiti Coast District, and what we plan to do in the short, medium and long term.**

The strategy considers Te Tiriti obligations and respects te ao Māori. It is also in line with the Government's goals for climate resilient communities.

Its core objective is to respond to community concern about housing and desire for Council to take a bigger role in housing solutions.

It provides a foundation from which we can grow productive relationships with iwi, as our partner, and with central government, the private sector, community housing providers and the community.

### **This document outlines:**

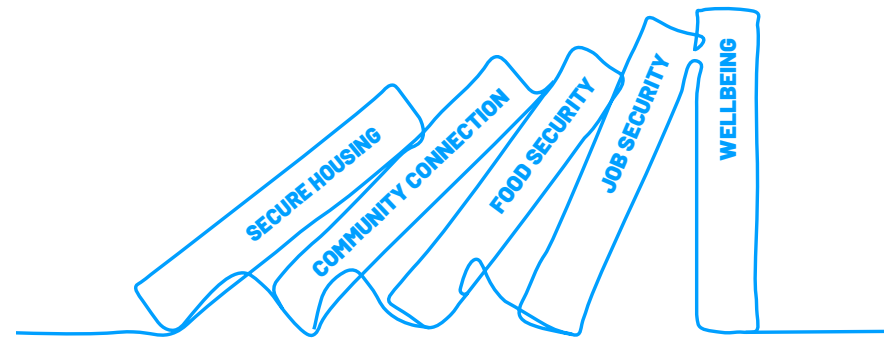
- **Section 1:** Housing need in Kāpiti
- **Section 2:** How the strategy was developed
- **Section 3:** The vision and principles guiding our approach
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- **Section 6:** Next steps





## Section 1

# Housing needs in Kāpiti



***“Housing stress is having a domino effect in Kāpiti and negatively impacting a range of wellbeing outcomes. The issues are all so interconnected, but housing is often the first domino to fall, impacting people’s whole lives and compounding issues that span generations.”<sup>2</sup>***

We know that there is an existing housing deficit in Kāpiti and this is set to worsen as our population increases. The rapidly rising cost of housing is creating increased demand for social and affordable housing and assistance, in part due to:

- rising demand for housing with comparatively fewer new houses being built in recent years
- population changes driven by better roading connections between Wellington and the Kāpiti Coast (Transmission Gully, Mackays to Peka Peka, Peka Peka to Ōtaki)
- limited provision of social and affordable housing
- a growing number of people finding long-term housing security unattainable
- rapidly increasing housing costs.

<sup>2</sup> The Urban Advisory, *Not just a house, a life. Understanding real housing need in the Kāpiti Coast District*, 2022, p.11.

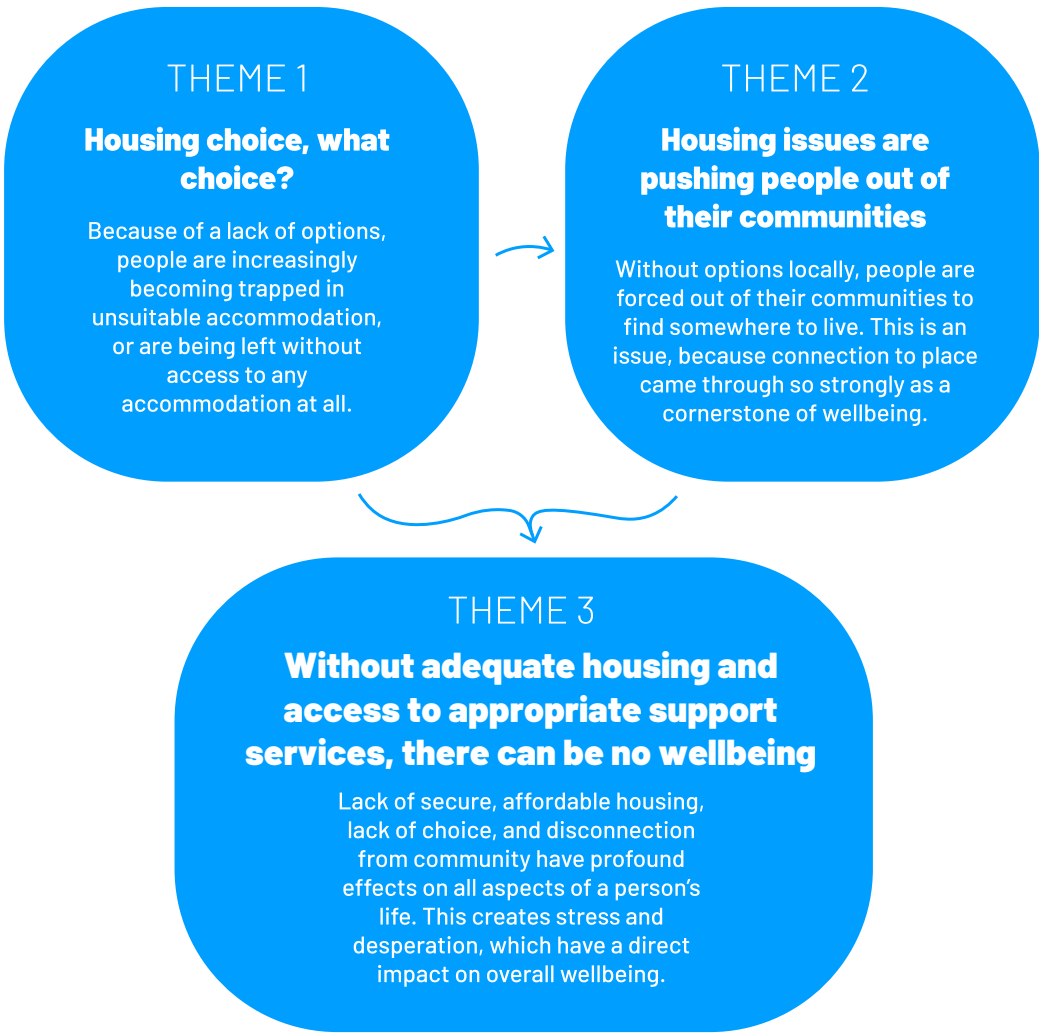
From September 2021 to April 2022, Kāpiti Coast District Council commissioned a large-scale Housing Needs Assessment. The five-part mixed methods research process undertaken was designed to be open-sourced and build an accurate picture of current and emerging housing and social needs in the district. It has formed a foundation for setting Council's priorities for future action.

**Figure 1 shows the three key themes that emerged from the data.**

As part of the mahi to develop the Needs Assessment, Council's iwi partners conducted their own research into the housing and social needs in their rohe. It is important to ensure that their voices are shaping decisions around housing and wellbeing as our district grows.

**The iwi who were involved in this mahi include:**

<b>Ngāti Raukawa, through the five hapū who constitute Ngā Hapū o Ōtaki.</b>	The insights from Ngā Hapū o Ōtaki's housing needs assessment demonstrate a strong desire for whānau to stay in Ōtaki and the need for iwi-led solutions to fulfil housing aspirations and care for te taiao.
<b>Te Ātiawa ki Whakarongotai</b>	Te Ātiawa ki Whakarongotai has previously completed a needs assessment, and is now very delivery focused.
<b>Ngāti Toa Rangatira and specifically their hapū Ngāti Haumia of Paekākāriki.</b>	Ngāti Toa Rangatira generously shared their learnings from their housing needs assessment and other housing mahi underway. Ngāti Haumia ki Paekākāriki, a hapū of Ngāti Toa, was also engaged to lead a Kāpiti-centric response to housing need. Their story highlights the need for a Paekākāriki-specific response to Ngāti Haumia housing issues.



**Figure 1.** Key themes from the Housing and Social Needs Assessment 2022.

Source: *The Urban Advisory, Not just a house, a life. Understanding real housing need in the Kāpiti Coast District, 2022, p.38.*

## Key groups overview from the Housing and Social Needs Assessment

In addition to the key themes, it was very evident that key groups were all affected in varying ways as well. The below summary is an overview of how the key findings for these groups were considered; more detail is evident in the full Housing Needs Assessment.

### Māori

Māori in Kāpiti, as in other areas of New Zealand, are facing intergenerational housing affordability issues as a result of lower ownership rates and rising rental costs.

### Youth [Under 24]

Youth have been hard hit by rising house prices. Many are struggling to pay for accommodation and have enough left over for food and other necessities.

### Families with two parents

The housing needs of families are varied. Many families do feel secure in their housing and that it suits their needs. Others are feeling very stretched, juggling the increasing cost of housing and the increasing cost of living.

### Families with one parent

Single parents, as single-income households, make up one of the groups hit hardest by the lack of a greater range of affordable housing options. In many instances, they feel powerless when it comes to their housing choices.

### Older residents [65+]

There was a strong desire expressed by older residents to remain in their local neighbourhoods; this meant housing choices were limited and that a greater variety of housing options is also needed to serve this group.

### Renters

Renting was all too often associated with tenure insecurity. This was also often linked to follow-on displacement issues as well as higher rates of dissatisfaction with housing choices.

### Owners

There were increasing stresses being faced by owners who were financially overstretched.

### People with accessibility needs

It was widely reported that there is a lack of homes that are accessible for people with disability/mobility challenges. We heard that this lack of accessible housing in Kāpiti forces people out of communities where they want to be.

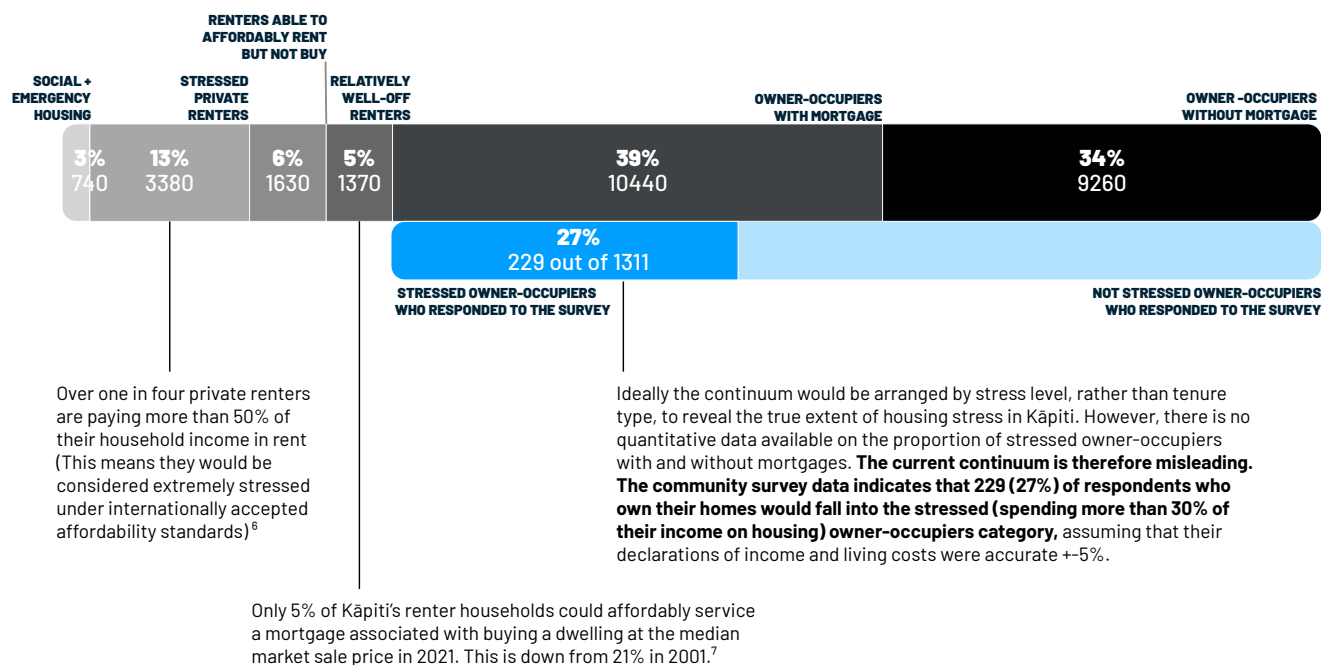
### People with multi-needs

Needs are increasingly layered, which is significantly affecting people's ability to access and stay in secure housing; wraparound services that support this increasing complexity are essential.

### People facing precarious housing and/or homelessness

Homelessness can often be hidden in Kāpiti, with many reporting stories about living in garages or at friends' houses and therefore wouldn't be captured by official data.





Note: Social and emergency housing includes Kāinga Ora and Community Housing Provider properties as well as emergency housing and boarding houses.

<sup>6</sup>Mitchell & Glaudel 2021, p.94 | <sup>7</sup>Ibid, p.84

**Figure 2.** Kāpiti's Housing Continuum

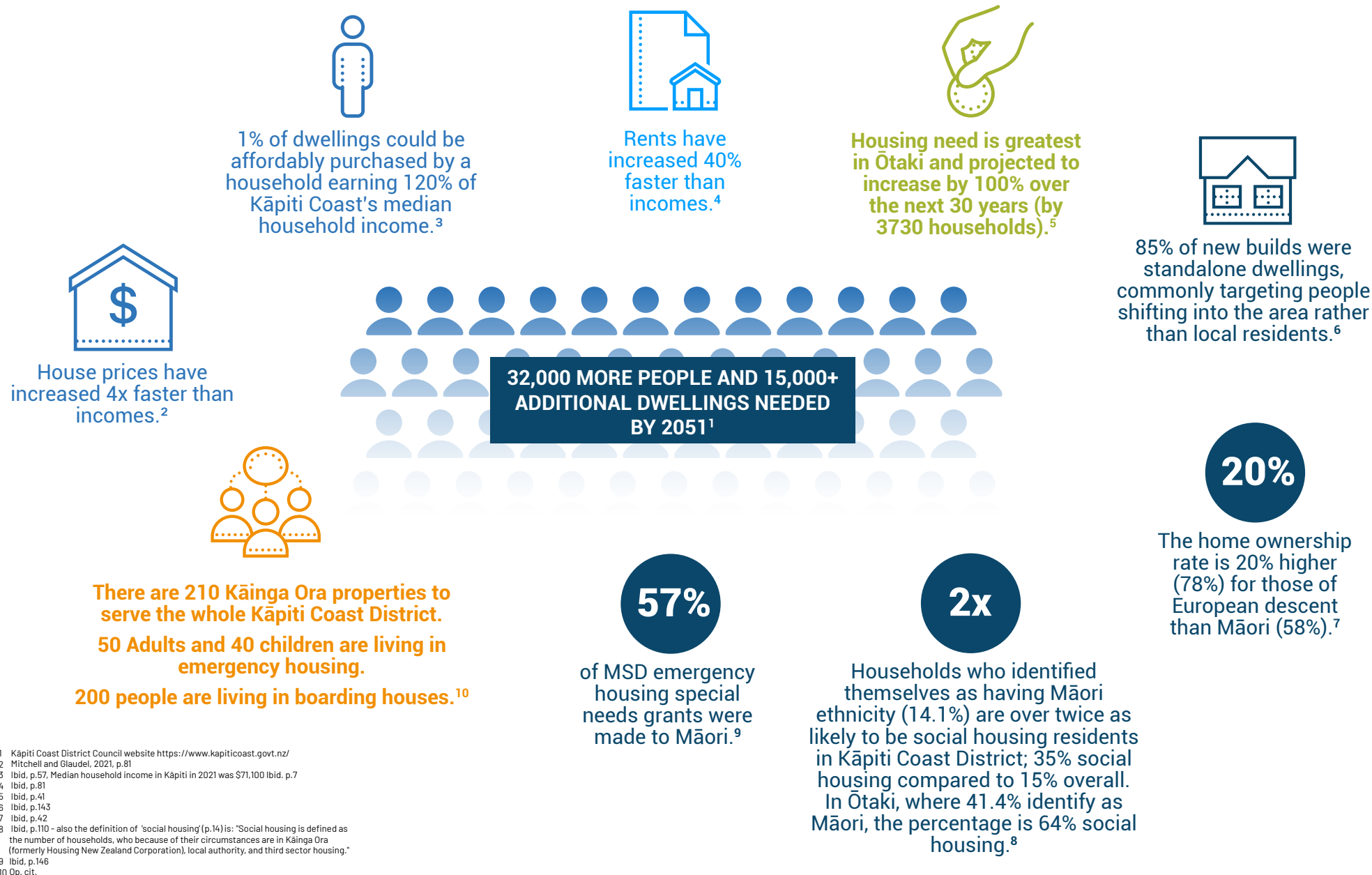
Source: *The Urban Advisory, Not just a house, a life. Understanding real housing need in the Kāpiti Coast District*, 2022, p.14.

The need for social housing in Kāpiti, particularly in the wake of COVID-19, far out-paces supply. There has been an approximate 50% increase in the number of people housed in emergency accommodation since the beginning of the pandemic, and demand for social housing generally has roughly doubled each year from 2016 to 2020 (from 13 families in March 2016, up to over 200 families in Oct 2020). This may under-represent the actual need, given that local awareness of the shortage of public housing places means that many don't put themselves on the register.

House values have also risen rapidly across the Kāpiti Coast District, having increased by 435% in twenty years (from 2001 to 2021), with the average house price up 32.5% from August 2020 to August 2021. Rental affordability continues to worsen, driving migration out of the district to the north, displacing mana whenua and other residents.

Development of new housing is not relieving these issues. There is a disconnect between the typologies of market supply versus what demographics and climate change response tells us is needed now and for future residents. In terms of quantity, the pace of building has not kept up with current supply needs, let alone forecast growth. We need a step change in the volume of new builds and in the type of dwellings being built.

*This is reflected in what the Housing and Social Needs Assessment tells us, as outlined in the following statistics in Figure 3.*



**Figure 3.** Headline facts from the quantitative housing needs assessment process



## Section 2

# ***How the strategy was developed***

## **2.1 Background**

Discussion with our iwi partners and other stakeholders has identified a number of challenges and opportunities that exist for housing in Kāpiti.

**Housing is influenced by a number of factors, including:**

- what population growth looks like
- how many houses are needed
- what jobs and training will be available for those who live here
- what services and amenities are needed in the community
- how and where Council will invest in critical infrastructure
- how all of the above, along with numerous other factors, impact the cost of living and the level of homelessness or housing need.

A Housing Programme Assessment report by The Property Group (TPG), along with a Kāpiti Coast Communities Housing Taskforce Report, led to the establishment of a dedicated housing programme. Council agreed to pursue recommended actions from the TPG report, as resourcing allowed while a wider work programme was developed and funded. These actions included:

- undertaking an audit of Council's existing residential land holdings
- investigating the suitability of other Council-owned land to support housing development
- engaging more extensively with local iwi
- undertaking a Housing and Social Needs Assessment
- identifying greater partnership opportunities with the public housing sector
- identifying suitable land through Council or its partnerships that may be available for temporary relocatable housing.



As one of our initial actions, we have completed a Housing and Social Needs Assessment in partnership with iwi, to identify an accurate picture of current and emerging housing and social needs. This establishes a robust information base to support future discussions with Government, enable planning by Council and stakeholders to address the gaps in supply across the housing continuum, and will help inform a place-based approach to housing.

The Housing and Business Capacity Assessment (HBA) that was completed in 2021, along with the urban development district plan changes, demand new ways of thinking about housing. The HBA update identified a significant shortfall in sufficient housing capacity for the next 10 and 30 years. The district plan changes are essential to address the gaps in the continuum and in overall capacity.

There is a lot going on in relation to housing, and we recognise the need to be iterative and adaptive. This strategy sets our high-level objectives and focus areas to guide future work. This Housing Strategy is based on the feedback from the community in the Long-term Plan and has been developed with input from the Housing Working Group, made up of representatives from various key workstreams across Council. It does not replace the ongoing engagement, consultation and partnership building that Council will continue to do, to establish the specific initiatives that need to be undertaken, to deliver the strategic objectives of this strategy.

## 2.2 Alignment with other Council strategies, plans and policies

In developing this Housing Strategy, it has been essential to consider the wider strategic goals for the Kāpiti region, and the need for strong cooperation and commitment at a national and regional level.

### **Our Long-term Plan (2021-2041) focuses on five key outcomes:**

- Mana whenua and Council have a mutually mana-enhancing partnership.
- Our communities are resilient, safe, healthy and connected. Everyone has a sense of belonging and can access the resources and services they need.
- Our local economy is prosperous with ample opportunities for people to work and learn in Kāpiti.
- Our natural environment is restored and enhanced as we transition to a low-carbon future.
- Our people have access to suitable housing in Kāpiti so that they can live and thrive.

### **Taking direction from the Kāpiti Coast District Growth Strategy, Te Tupu Pai - Growing Well, 2022:**

We know that the Growth Strategy is interested in:

- supporting mana whenua aspirations, recognising our partnership with mana whenua, their role as kaitiaki for our district and our shared goals to grow sustainably
- valuing our environment, carefully considering the suitability of where and how we develop, with the ambition of climate-neutral living
- fostering strong communities, planning new developments thoughtfully to foster connected, resilient communities
- encouraging low-carbon living, concentrating development on centres and transport hubs and providing opportunities that help us make a strong contribution to our climate emergency response
- embracing the opportunities of growth, by actively planning for the benefits a larger population can bring, while also retaining what makes Kāpiti special
- enabling choice, through more options for housing to suit people's different needs
- affordable and efficient urban form that promotes walkability, connected neighbourhoods and wellbeing
- respectful, inclusive and diverse places that are prosperous and productive.



***It is important to ensure strong alignment of the Housing Strategy with other key Council initiatives and central government policies, including our Long-term Plan, the Wellington Regional Growth Framework, the Kāpiti District Growth Strategy and others as outlined in Figure 4.***

**Figure 4.** Relevant internal and external policies and strategies

## Section 3

# ***The vision and principles guiding our approach***

### **3.1 The vision**

In line with the direction of the Long-term Plan, this strategy sets a vision of all Kāpiti residents having access to suitable housing in Kāpiti so that they can live and thrive.

Inherent in this is the wider goal of wellbeing, which requires quality, affordable housing as a foundation. This vision relates to a broad spectrum of housing tenures, including home ownership, rental and 'in-between' options. Improving housing outcomes throughout the housing ecosystem is essential for this vision to be achieved.

### **TOITŪ TE WHENUA, TOITŪ TE WAI, TOITŪ TE TANGATA, TOITŪ KĀPITI!**

#### **THE VISION FOR THE HOUSING SYSTEM**

Everyone in Kāpiti lives in a healthy, safe, secure and affordable home that meets their needs, within a thriving, inclusive and sustainable community.

#### **LONG-TERM PLAN COMMUNITY OUTCOMES**



#### **STRONG COMMUNITIES**

Our communities are resilient, safe, healthy and connected. Everyone has a sense of belonging and can access the resources and services they need.

Our people have access to suitable housing in Kāpiti so that they can live and thrive.



#### **THRIVING ENVIRONMENT**

Our natural environment is restored and enhanced as we transition to a low-carbon future.



#### **VIBRANT ECONOMY**

Our local economy is prosperous with ample opportunities for people to work and learn in Kāpiti.



## 3.2 Guiding principles

Our approach recognises the importance of the interconnected spheres of wellbeing and directly contributes to the cultural, social, environmental and economic wellbeing of Kāpiti. Te Whare Tapa Whā informs our exploration of how housing can contribute to Kāpiti's wellbeing in a more holistic manner, by supporting taha tinana (physical health), taha wairua (spiritual health), taha whānau (family health) and taha hinengaro (mental health). This is explored in more detail in Section 4.

### All our decisions will consider the intergenerational wellbeing of people and place.

Our people are at the heart of our housing strategy. We recognise that the current state of the housing system in Kāpiti is not equitable, and will work to support all our people into suitable homes that allow them to thrive. Place-based decisions are informed by growth planning.



### Healthy and active partnerships and collaboration will underpin our approach.

Collaboration is key to taking a holistic approach to housing in our region. Working with iwi, central government and community partners, we will build effective relationships, ensure coordinated planning, investment and decision making, and support capability and capacity building across sectors. Partnering with iwi and Māori will bring innovation and leadership with Māori, by Māori for Māori.



### Sustainability and the resilience of our ecological systems and built environment will guide our decisions.

The future of our environment is one of the most critical considerations across everything that we do at Council. Housing therefore needs to be considered as part of a wider, connected system that puts the future of our environment at the centre and supports the resilience of our communities.



### We will prioritise improving outcomes for Tangata Whenua.

We understand the influence that housing can have on educational and health outcomes and the connection this has to wider wellbeing. At present Māori are more severely impacted by housing issues than the wider Kāpiti population and this requires particular attention to achieve more equitable Māori housing outcomes and give tamariki and rangatahi the best start in life. We will work with iwi to ensure we continue to focus on the right things at the right time.



### We will take a systems-based approach to thinking about housing and address identified needs in the community.

We recognise the need to stay ahead of housing challenges, and we understand the importance of taking a holistic approach to delivering a stable housing market. In order to achieve this, Council needs to have a well-defined role, and consider it alongside its other functions, and those of its partners. Council's role will be guided by feedback from partners and stakeholders so that it is adaptive and responsive to change.

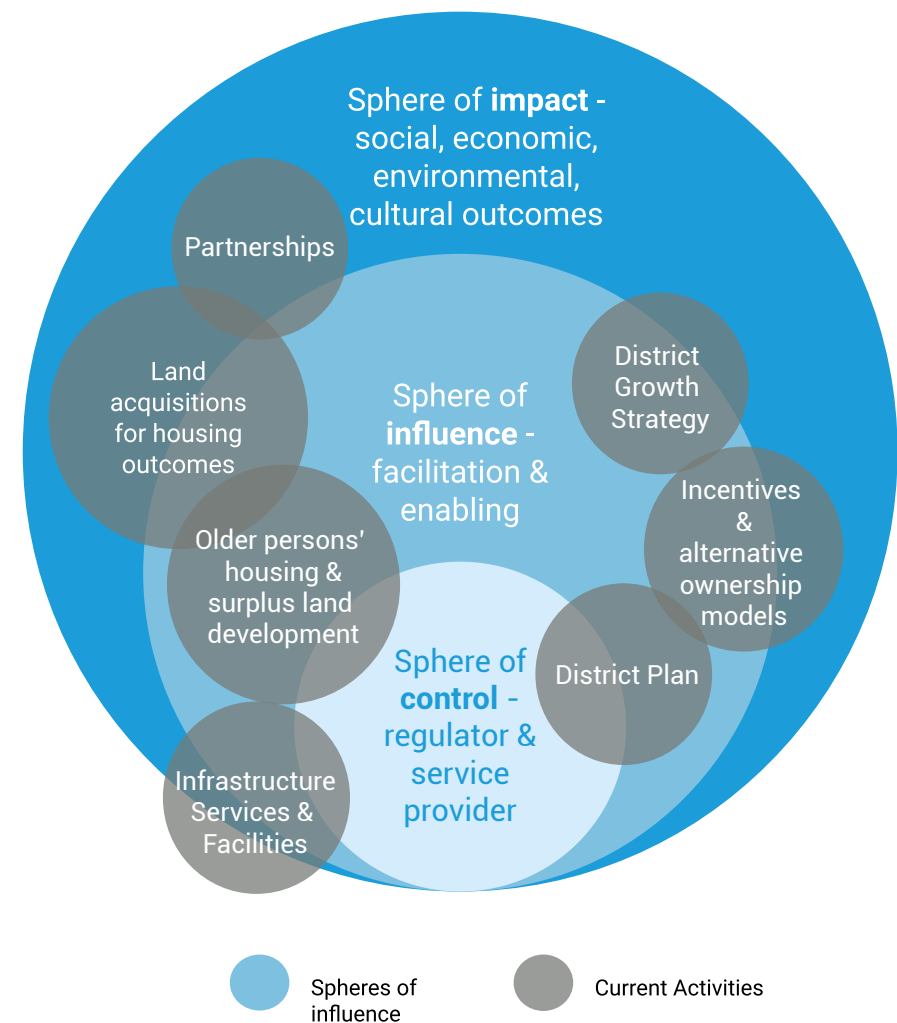


Note: the above are listed in alphabetical order, and are not in any order of prioritisation.

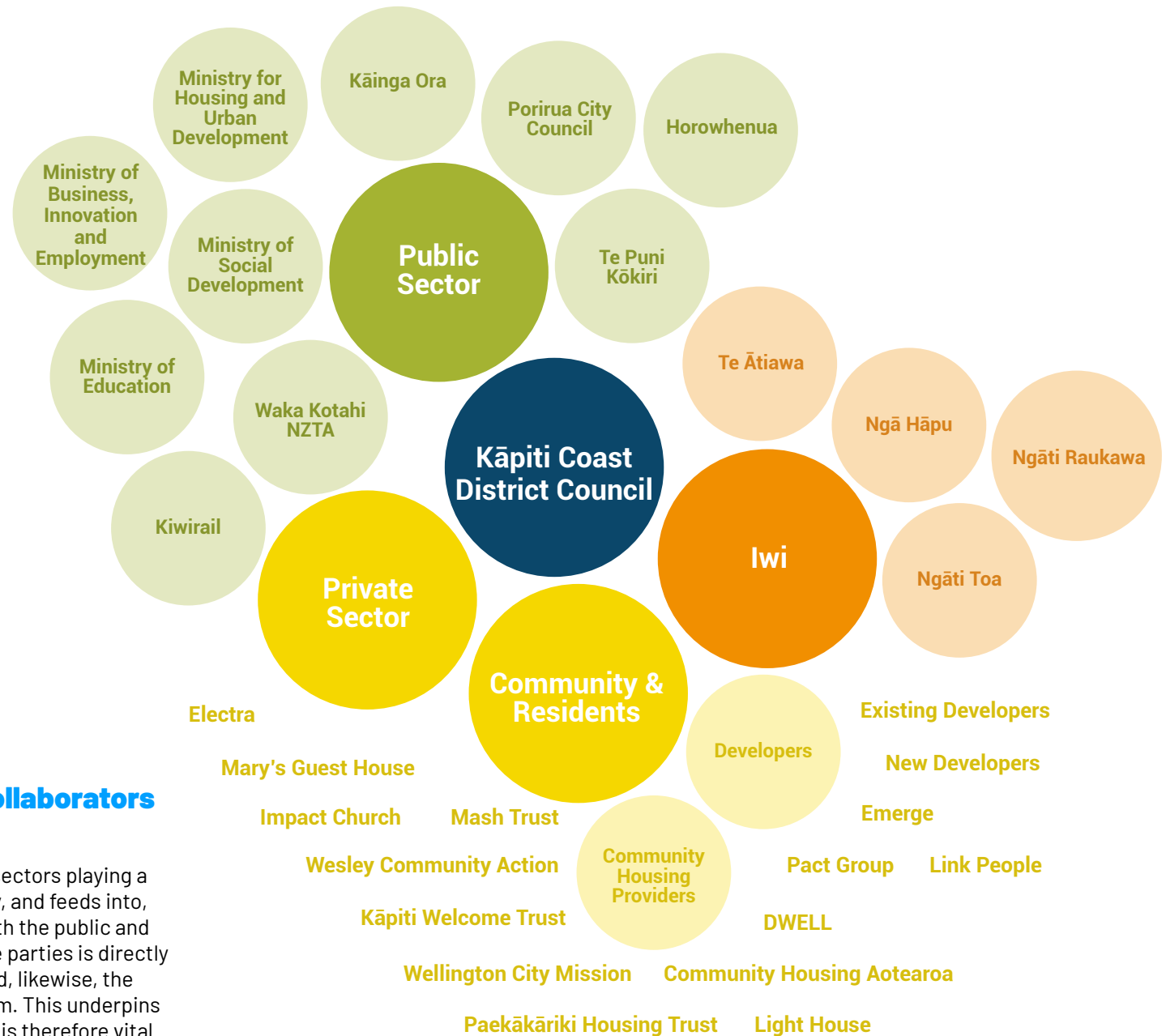
### 3.3 Understanding Council's role

Council's role is multifaceted, and there has been clear direction that the community wants Council to take a stronger role in responding to the housing crisis. This will require Council's role to include functions as:

- **Regulator/Service Provider** – Council's core role has always been to establish the regulatory settings and zoning to enable the desired mix of housing in appropriate locations. Other standard functions have included support to parties needing to navigate the regulatory process. More broadly, Council is a provider of core infrastructure, amenities and services (water supply, wastewater and stormwater services, community facilities, parks and recreation, etc.).
- **Facilitator/Connector/Advocate** – The second sphere of influence council has is its role as advocate, on behalf of the region, to central government. It also has a role in connecting the various agencies, local housing providers, iwi, investors and developers, to help facilitate improved housing outcomes in the region. This role could extend to bringing potential partners together to incentivise or encourage innovative solutions, or to support others to navigate the systems.
- **Enabler/Funder** – Council also owns land and assets (including older persons' housing, but also social/community infrastructure) that, through future development, might be able to support ancillary housing development in town centres, for example. Councils also have the ability to acquire land, and therefore be a more active contributor to housing development partnerships as a contributor of capital via land, for example.
- **Housing Provider** – Council has a small number of older persons' housing units, which could be redeveloped in the future to increase the volume of housing available, and better suit the needs of existing and future tenants.



**Figure 5.** Kāpiti Coast District Council's role



### 3.4 Who are the stakeholders and collaborators across the housing sector?

Housing is impacted by many macro trends, with all sectors playing a part. While this is a Council strategy, it is informed by, and feeds into, the work of numerous other organisations across both the public and private sectors. The direction and outcomes of these parties is directly influencing the decisions that we make in Council and, likewise, the decisions that we make will have an influence on them. This underpins our partnerships and collaborations approach, and it is therefore vital to understand the national and regional context and work on building relationships with these key players so that we can identify how they can help us, and how we can help them.

**Figure 6.** Stakeholders and collaborators across the housing sector



## Section 4

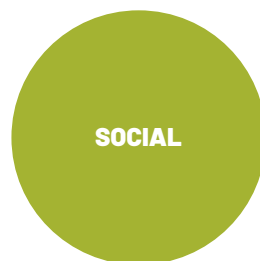
# Housing objectives and measures

*This section outlines what success looks like and presents the housing objectives and measures that have been developed as part of this strategy.*

### 4.1 Alignment with wellbeing outcomes

The housing strategy sets objectives in five key areas; these align to the four wellbeing outcomes. Because this is an iterative and adaptive strategy, the objectives may evolve over time, as our district adapts and changes.

#### THE FOUR WELLBEING OUTCOMES



#### THE FIVE KEY OBJECTIVES

OBJECTIVE  
**HEALTHY & AFFORDABLE**



OBJECTIVE  
**WELL-FUNCTIONING**



OBJECTIVE  
**TYPE & VARIETY**



OBJECTIVE  
**RESILIENCE & SUSTAINABILITY**



OBJECTIVE  
**MĀORI HOUSING\***

\*TO BE DISCUSSED AND AGREED WITH IWI



**Figure 7.** Wellbeing outcomes and five housing objectives for Kāpiti

OBJECTIVE

**HEALTHY & AFFORDABLE**



There is a range of healthy and affordable homes for all Kāpiti residents.

The most vulnerable members of society are housed safely, fewer whānau are living in motels and the need for emergency and transitional housing has been significantly reduced. There is sufficient supply of social and affordable housing (rental and owner-occupied) to meet the demand. Local people have accessed Progressive Home Ownership schemes, and the gap between Māori and non-Māori home ownership is closed. The number of tamariki living in unhealthy housing is significantly reduced, and whānau are supported to maintain their housing to healthy standards.

OBJECTIVE

**WELL-FUNCTIONING**



There is a well-functioning housing continuum in Kāpiti that is responsive to emerging challenges and opportunities to meet the needs and aspirations of residents.

Population growth and people's changing needs are well understood, resulting in the appropriate types of housing across the continuum that serve the diverse needs of the community. There are effective partnerships across sectors, and between organisations delivering housing solutions. More Community Housing Providers and more Māori providers are active in the District. The housing sector is used to increase the local construction workforce (in turn increasing local employment). Suitable infrastructure exists to keep up with the growth, and the quantum of housing being built has increased to meet demand.

OBJECTIVE

**TYPE & VARIETY**



There is a range of housing types to support community wellbeing (specifically, quality medium density and suitable Māori housing).

The typology of new builds is consistent with the housing needs of our communities and whānau, and are fit-for-purpose (culturally, accessibility, multi-generational). A more responsive regulatory and consenting process is in place, to enable suitable development, including medium density, collective housing (for example cohousing and cooperatives) and Māori housing options. Medium density development is guided by design standards that ensure new development contributes to health and wellbeing, and fosters a sense of community. A range of tools is being used to incentivise mixed tenure and mixed-use housing.

OBJECTIVE

**RESILIENCE & SUSTAINABILITY**



Housing contributes to places that are connected, resilient, environmentally sustainable, safe and inclusive.

Intensification of housing is guided by Council's growth principles, sustainability and climate resilience standards. Communities are connected to the transport and amenities they need, are socially connected and inclusive, so that everyone feels that they belong, and can live healthy lives. Urban planning protects vulnerable areas (for example, due to hazards, ecological sites, highly valued recreational areas), so that safety and resilience is enhanced. New homes meet or exceed climate/carbon measures and Healthy Homes benchmarks.

OBJECTIVE

**MĀORI HOUSING\***

TO BE DISCUSSED AND AGREED WITH IWI



*Whai Kāinga Whai Oranga: Iwi solutions for whānau and hapū to live and prosper.*

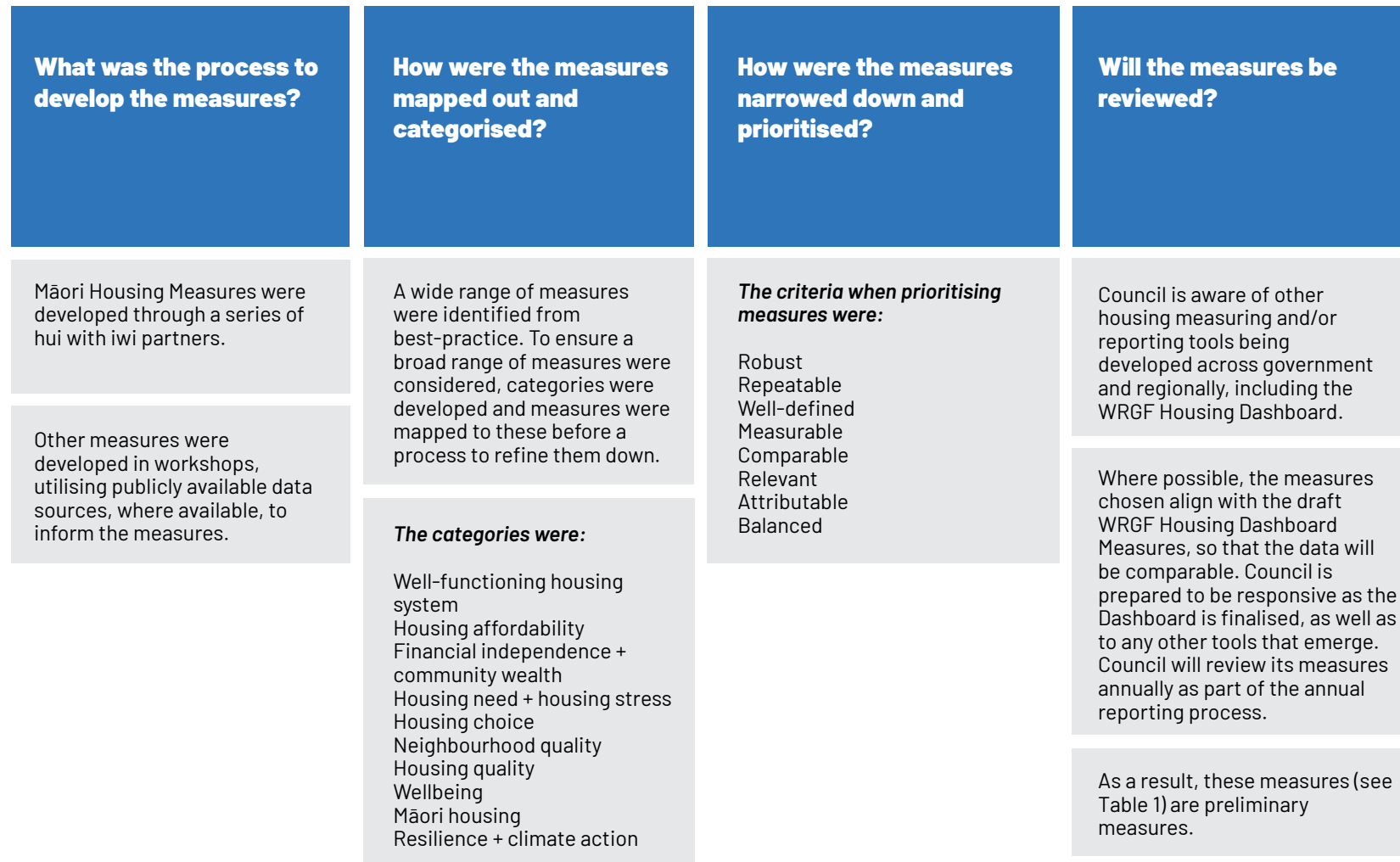
- 'Marae is the principal home': Whānau are living in close proximity to the marae.
- Māori are able to nurture the taiao and maintain connections to the wide range of 'wāhi'<sup>3</sup> to ensure the broader kāinga is healthy and housing occurs in appropriate places.
- All whānau are living in safe, warm, appropriate and healthy homes.
- Kāinga have suitable mara, open spaces, parks, access to rongoā and kai and the ability to easily connect with and access traditional 'wāhi'
- The housing aspirations of iwi are realised, and there is effective partnership between all agents delivering housing solutions for Māori, in line with the Maihi Ka Ora strategy. This includes:
  - Māori housing solutions being led by Māori and delivered locally
  - housing equity – the gap between Māori and non-Māori home ownership is closed
  - availability of homes with secure tenure across the housing continuum
  - Māori being able to progress across the continuum and realise their housing aspirations including papakāinga.
- A social procurement approach is embedded in housing-related contracting to develop the skills, training and employment opportunities for Māori.
- Overall, access to housing is a mana enhancing process (iwi-led CHP) and housing and papakāinga options enable and foster connections to te ao Māori (marae, kōhanga, kura, wānanga, Māori economic opportunities, hapū activities).

<sup>3</sup>Includes maunga, awa, rākau, roto, wai puna, tūāhu, wāhi tohu, whenua, urupā, wai māori, wāhi kai and other places of cultural importance.



## 4.2 Developing the measures

An iterative process was followed, working with Council teams, iwi partners and stakeholders to research, compile, review and refine the measures chosen to define success.



**Figure 8.** Process for developing the measures



## 4.3 Measures

Table 1 provides an overview of the measures chosen, their sources and the frequency with which the data is collected. While data from some measures is available quarterly, Council will draw together the data for these measures annually as part of our ongoing reporting on housing.

**Table 1.** Kāpiti Coast District Council housing measures

Measure	Source	How often is this dataset updated?
<b>Home ownership</b> – The proportion of households that own their home in Kāpiti Coast District.	Stats NZ Census	5 Years
<b>Home ownership affordability</b> – The ratio of the average current house value to average household income in Kāpiti Coast District.	Infometrics	Annually
<b>Home ownership affordability</b> – The proportion of average household income that would be needed to service a 20-year mortgage on the average house value, with a 20% deposit at average 2-year fixed interest rates.  <i>Note: There may be an appropriate measure coming online via the WRGF REGIONAL HOUSING DASHBOARD, currently in draft, which tracks the ratio of median sales to median income; change in deposit affordability index. To review at the next reporting cycle.</i>	Infometrics	Annually
<b>Home ownership affordability</b> – ratio of median sales to median income; change in deposit affordability index.	WRGF REGIONAL HOUSING DASHBOARD MEASURES (DRAFT)	TBD
<b>Rental affordability</b> – Average weekly rents with average weekly household income in Kāpiti Coast District.	Infometrics	Annually
<b>Housing stress</b> – The total number of households in Kāpiti Coast District who depend on income support. Including:  the number who use the Special Needs Grant the number who use the Accommodation Supplement the number who have IRRS tenancies.	HUD/MSD	Quarterly
<b>Housing stress</b> – The number of people on the housing register in Kāpiti Coast District; number per 10k population.	HUD/MSD or WRGF REGIONAL HOUSING DASHBOARD MEASURES (DRAFT)	TBD
<b>Housing provision</b> – Net additional dwellings in Kāpiti Coast District.	HBA	Annually

Measure	Source	How often is this dataset updated?
<b>Housing variety</b> – Ratio of housing types (for example standalone versus terraced or apartment housing) to one another in Kāpiti Coast District.	HBA	Annually
<b>Neighbourhood quality</b> – Total number of new builds within 400m/800m of existing town centre or rapid transit stop.	HBA	Annually
<b>Neighbourhood quality</b> – Total number of new builds within 400m of open space.	HBA	Annually
<b>Housing quality</b> – As perceived by residents in terms of:  level of dampness experienced level of mould experienced ventilation and heating behaviours.	Stats NZ Social Survey	Quarterly
<b>Wellbeing</b> – As perceived by residents in terms of:  overall 'life satisfaction' score 'life worthwhile' score 'family wellbeing' score.	Stats NZ Social Survey	Quarterly
<b>Rate of Māori home ownership.</b>	WRGF REGIONAL HOUSING DASHBOARD MEASURES (DRAFT)	TBD
<b>Number of Māori-owned houses</b> meeting healthy homes standards or above.	Iwi Survey	TBD
<b>Number of Māori living in papakāinga</b> , suitable multi-generational kāinga.	Iwi Survey	TBD
<b>Number of Māori living in public housing.</b>	HUD/MSD	Quarterly
<b>Number of iwi-managed public housing properties.</b>	HUD/MSD	Quarterly
<b>Iwi community housing provider established.</b>	TBD	NA
<b>How looked after and supported people feel throughout the housing journey.</b>	Iwi Survey	TBD

Māori housing content is still to be finalised following further discussion with iwi

## Section 5

### ***Housing actions***

This section outlines the actions that Council will take to respond to housing needs in our district, and how the relevant Council workstreams will feed into developing and implementing appropriate responses.



## 5.1 Focus areas and housing actions

From the Housing and Social Needs Assessment and work carried out by our Housing Working Group, seven overarching key focus areas for housing actions have been identified. Within each focus area are a number of actions that Council is or will be taking to respond to the identified need in that focus area, as outlined in Table 2 below.

**Table 2.** Focus areas and housing actions, both underway and to be explored

Focus Area	Our Actions
<b>1</b> <b>Quantum</b> of new houses being built	<ul style="list-style-type: none"> <li><b>A.</b> Implement the new District Growth Strategy Te Tupu Pai.</li> <li><b>B.</b> Continue with District Plan changes to rezone suitable land and implement the NPS-UD, the medium density residential standards and Te Tupu Pai.</li> <li><b>C.</b> Continue building relationships with developers in the District to facilitate housing development where it is needed.</li> <li><b>D.</b> Capital investment in infrastructure to support new developments and improve resilience.</li> <li><b>E.</b> Ensure regulatory resources are available to respond to the increased demand for planning and building consents services.</li> </ul>
<b>2</b> <b>Typology</b> of houses being built	<ul style="list-style-type: none"> <li><b>A.</b> Provide an evidence base of housing needs (including typology) in the District through a Housing and Social Needs Assessment [COMPLETE].</li> <li><b>B.</b> Explore District Plan changes to require or incentivise mix of typology.</li> <li><b>C.</b> Develop active partnerships to influence typology.</li> <li><b>D.</b> Explore planning provisions that will enable Māori housing solutions to be delivered on Māori land (for example, papakāinga) and in urban areas.</li> </ul>
<b>3</b> Housing <b>affordability</b>	<ul style="list-style-type: none"> <li><b>A.</b> Explore how alternative tenure and ownership models could be incentivised or delivered in partnership with others (for example, build to rent, community land trust or leaseholder arrangements).</li> <li><b>B.</b> Continue with District Plan changes to rezone land and encourage intensification in key areas to enable more housing to be built.</li> <li><b>C.</b> Encourage and/or require good quality medium density in suitable areas, through updating design guides and plan changes.</li> <li><b>D.</b> Explore the use of incentives (for example, review of financial and development contributions) to facilitate and motivate the private sector and community partners to deliver the desired type of housing, in the right places.</li> <li><b>E.</b> Explore the use of inclusionary zoning and other similar options to provide affordable housing options in the District.</li> <li><b>F.</b> Cooperate and collaborate regionally on shared issues, including under the umbrella of the Wellington Regional Growth Framework. Play a coordinating role with central government agencies, iwi, non-government organisations and developers to respond to needs in the district.</li> </ul>
<b>4</b> <b>Social housing</b> availability and homelessness	<ul style="list-style-type: none"> <li><b>A.</b> Advocate to, and facilitate opportunity for, Kāinga Ora and Ministry of Housing and Urban Development to invest further in social and affordable housing in Kāpiti.</li> <li><b>B.</b> Continue to grow evidence base of social housing need and share that information with key government agencies and social organisations.</li> <li><b>C.</b> Review existing Council older person housing land and other Council land to see if additional social housing could be built.</li> <li><b>D.</b> Strategic land acquisition that supports the delivery of the stated housing outcomes, through partnership with others; develop partnerships with developers and community housing providers to facilitate developments that will increase social housing places in Kāpiti.</li> <li><b>E.</b> Actively work with Community Housing Providers and iwi to explore development opportunities in Kāpiti.</li> </ul>

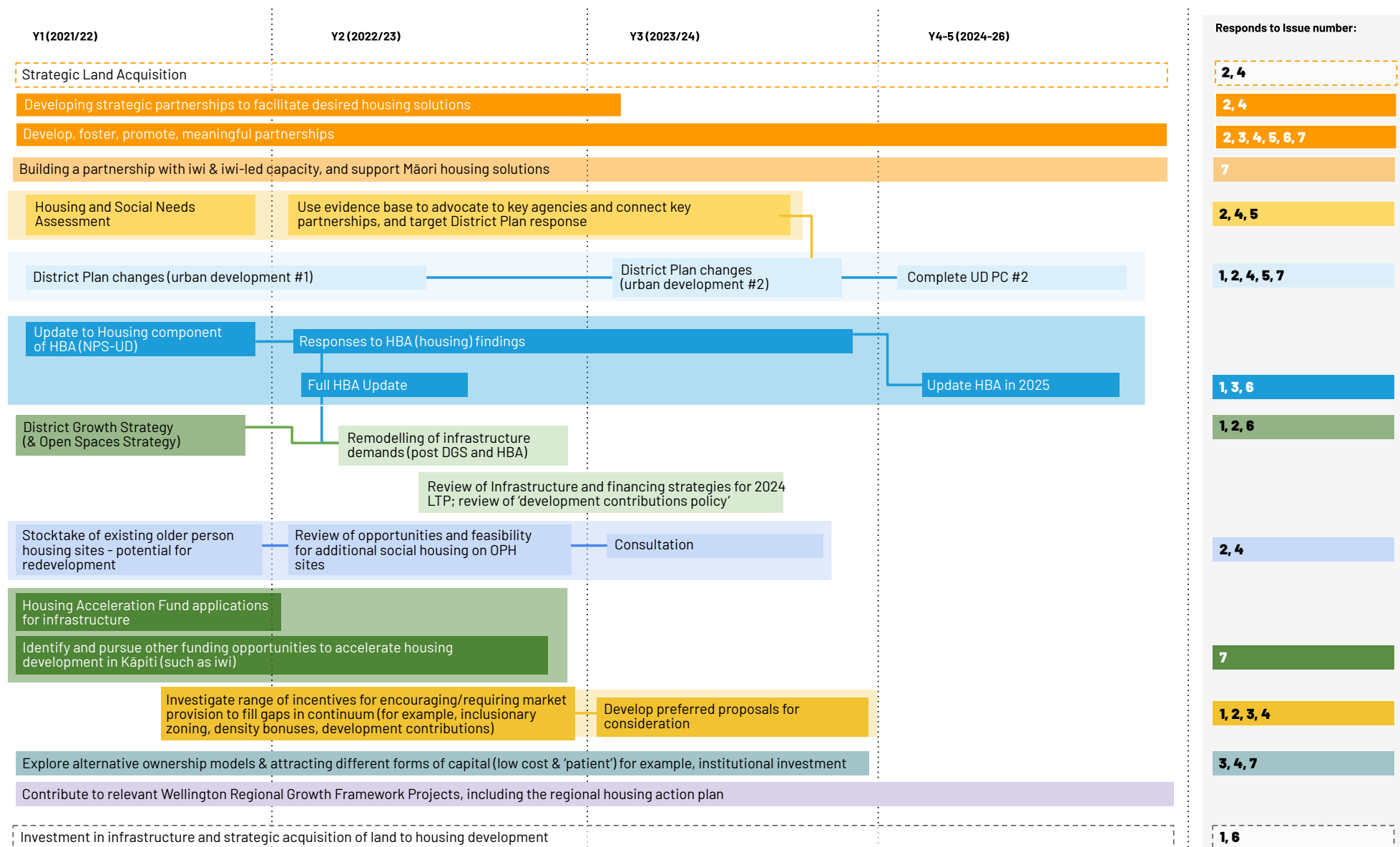


## Focus Area

## Our Actions

5	<b>Emergency and transitional housing</b>	<ul style="list-style-type: none"> <li>A. Continue to advocate to Kāinga Ora and Ministry of Social Development to invest further in emergency and transitional housing in Kāpiti.</li> <li>B. Identify/facilitate opportunity to fulfil existing transitional housing places in Kāpiti.</li> <li>C. Continue to advocate for quick responses to emerging homelessness issues and for responses to include wrap-around support.</li> <li>D. Ensure Council's role responding to homelessness is clear and information can be found on Council's website.</li> <li>E. Support work to deliver appropriate secure housing for all, to reduce need for emergency and transitional housing over time.</li> </ul>
6	<b>Infrastructure and Service provision to meet projected growth</b>	<ul style="list-style-type: none"> <li>A. Complete HBA assessment and further infrastructure modelling based on new population forecasts to determine gaps to address.</li> <li>B. Deliver on existing LTP capital projects – for new and upgraded infrastructure in key growth areas.</li> <li>C. Seek government funding opportunities to bring forward infrastructure investment or undertake unplanned investment that will have a measurable impact on housing numbers.</li> <li>D. Review infrastructure priorities and update Council's infrastructure strategy for 2024 LTP</li> <li>E. Progress the Kāpiti-Horowhenua Infrastructure and Service Provision WRGF project.</li> </ul>
7	<b>Māori Housing</b>	<p><i>Responses to iwi issues are to be evolved through ongoing engagement with iwi.</i></p> <ul style="list-style-type: none"> <li>A. Include revised papakāinga provisions into the District Plan, developed in partnership with iwi. Deliver on existing LTP capital projects – for new and upgraded infrastructure in key growth areas.</li> <li>B. Review mechanisms for protection of 'wāhi'.</li> <li>C. Support iwi to protect sites of cultural importance.</li> <li>D. Work with iwi to help facilitate more housing on whenua near marae.</li> <li>E. Assistance with development of papakāinga and infrastructure that connects to papakāinga.</li> <li>F. Develop guidance/toolkit for papakāinga development to help Māori navigate through Council processes.</li> <li>G. Support iwi to take on management of social and community housing.</li> <li>H. Support establishment of place-based steering group jointly with iwi and government agencies to achieve Māori housing aspirations and monitor progress.</li> <li>I. Identify the environmental and social impacts of the proposed MDRS and work together to achieve the best outcome.</li> </ul>

## 5.2 Key Council workstreams that are influencing the housing actions and outcomes



**Figure 9.** Council workstreams related to housing

Note: Years are Council's financial years to align with LTP funding. Not all actions are mapped across these workstreams.

## Section 6

### **Next steps**

This Housing Strategy will feed into the development of more detailed planning that will translate the 'what' of our strategy into the 'how'. This will happen in multiple different workstreams, and include current and planned housing projects and initiatives to be delivered by Council.

More detailed planning will dig deeper into the right solutions, to address the problems that Kāpiti faces with regards to housing, and set a detailed direction for our housing programme to achieve the objectives outlined in this Strategy and will:

- help to prioritise investment, and coordinate delivery with other partner organisations and stakeholders
- enable management of opportunities and risks, while focusing on the delivery of the strategy's outcomes, and
- improve understanding of the relationships between housing and other areas of Council's work, and trade-offs that will need to be assessed, when deciding on where, and what to invest in.

Council's work programme will be updated regularly, to reflect the most up-to-date information about how Council is responding to the changing landscape impacting the housing market.





