

# Place Based Housing Plan

Working in partnership with central government agencies, mana whenua and community groups to deliver place-based community well-being outcomes by meeting the need for more homes for the people of Hastings.



## HASTINGS HOUSING SOLUTION A BLUEPRINT FOR RESULTS



## **Background Context**

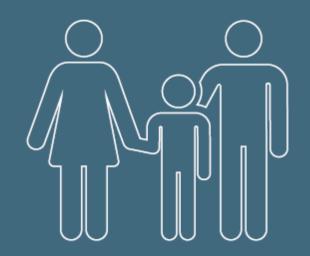


Engagement with Prime Minister and Ministers at Waipatu Marae.

Partnership between Crown, Local Government, Iwi and community to develop a plan to address housing market to function across the housing continuum.

#### VISION

Every whānau and every household has access to a safe, stable, healthy, affordable home in a thriving resilient community with access to education, employment and amenities.









Problems we are trying to address

- Growing homeless population with large numbers of whanau living in motels as emergency housing
- Lack of supply of public and private housing

Affordability of rental properties

Affordability for first home buyers





Problems we are trying to address • Low level of home ownership, particularly Maori

 Accommodating up to 5,000 seasonal workers

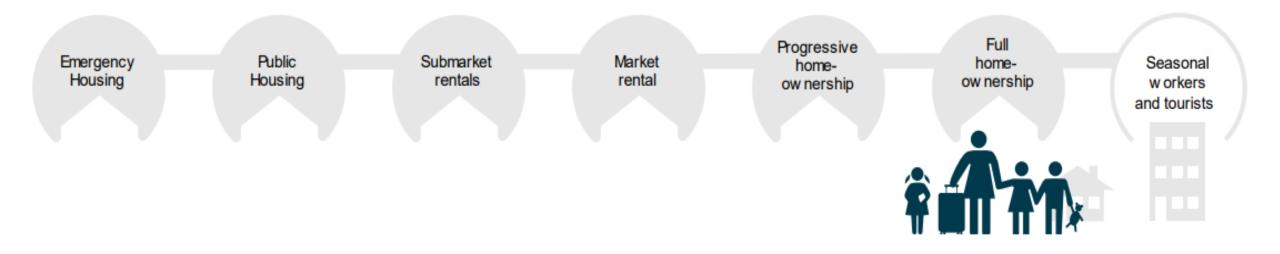
• Substandard, unhealthy housing

 Residential growth while protecting productive land





## **Housing Continuum**







## **A Collaborative Multi Agency Solution**



Hastings Place Based Housing Plan & Hastings Medium to Long-term Housing Plan

unihera ā-Rohe o Heretauna





Mix of housing for our community



### What's Guided Us

#### **Partnerships are the key to success**



Operational delivery is through the Progamme Control Group, comprised of • Whatever it takes • Emerge Aotearoa • Housing First • Department of Corrections

#### **Central Government Support**









### What has Central Government Support meant..

#### -\$9m papakāinga funding

- \$30m co-investment between Hastings District Council and Government including a \$16m grant for infrastructure for 4 affordable housing developments

- \$1m Healthy Homes initiative

- \$3.5m infrastructure assistance for Taiwhenua for Waingakau acceleration
- Commitment to build 181 public houses between 2019 2021
- Purchasing intentions for public/transitional housing for the period 2021 2024















# Why things are working well

 Getting ministerial/government support.

 Getting the right people/entities involved from the start – *coalition of the willing*

• Agreeing a unified approach.





# Why things are working well

• Delivering quickly, but remaining true to our vision

 Having clear governance and operational management structures in place

Having clear accountabilities and regular progress reporting



# Why things are working well

- Setting tight timeframes to gain traction quickly, and maintain momentum!
- Broadcasting the challenges, but make everyone part of the solution
- Delivering results





### **Progress Reporting**

Last updated:	3/05/2021	L						ACTIVE	E - On T	rack / N	o Issues				
Total units	682	Нои	ising	unit	s			ACTIVE	E - Issue	es / Exce	eptions / /	Active Ma	nagement		
Total units by 1/7/20	37 130								CONCERN - Significnt Issues to Address NOT STARTED						
Total units by 1/7/21															
ral units by 1/7/22 224								CANCELLED							
Total units by 1/7/23	148							COMP	LETE						
WORK STREAM	# of Units	2019/2020	2020/2021	2021/2022	2022/2023	Lead	Overall Project Status	Site/Land Due	Dilligence	Permits and Consenting	Construction	Occupancy	Stakeholders, Communication and Engagement	Other External Factors	Commentary regarding issues / exceptions
Work Package 1 - Transitional Housing															
Southland Rd / Charles Street (18)					КС	онс	CANCELLED								Not Proceeded With
Work Package 2 – Public, Affordable and Mee	lium Density Hou	using													
357 Flaxmere Avenue (1 to 2 lots)	2			2	н	DC / КОНС	ОК	$\bigcirc$		$\bigcirc$				$\bigcirc$	RC Lodged - RMA20210055. BC PIM ABA20210366
342 Flaxmere Avenue (1 to 2 lots)	2			2	н	DC / КОНС	ОК	$\bigcirc$		$\bigcirc$			$\bigcirc$	$\bigcirc$	RC Lodged - RMA20210054. BC PIM ABA20210365
4 Arklow Place (2 lots)	2			2	н	DC / KOHC	ОК	$\bigcirc$		$\otimes$			$\bigcirc$	$\bigcirc$	RC Granted - RMA20210099. BC PIM ABA20210367
Strategic Land Use Feasibility Assessment															
Kaiapo Road	80				кс	OHC / Private	MANAGING	()					()	()	Now focus of MHUD following Wall Rd decision
206 Queen Street West					н	DC /КОНС	MANAGING	0					<b>I</b>	Ø	Investigations / Due dilligence phase. Options to develop now with Private Developer.
429 Heretaunga Street West					КС	онс	CANCELLED								Not Proceeded With.
49A Dundee Drive	100				HT	TST	ОК	$\bigcirc$					$\bigcirc$	0	Prelim Investigations HTST Due Dilligence for potential purchase
238 Stock Road	200				н	TST	ОК	0					0	Ø	HDC, MHUD and HTST in prelim discissions about moving this area forward to a PI. Change process. Options being investigated for fast track or SPP process.
24 Tomoana Road					н	DC / Private	ок	$\bigcirc$					0	$\bigotimes$	Resource Consent Granted to Develop 22 Dwellings. Currently in Building Consent Phase.
A & P Showgrounds					н	DC / Private	NOT STARTED								Awaiting Karamu Strategy - No Further Update.
29 Boston Cres				Τ	HT	тят	NOT STARTED								Prelim Investigations HTST Due Dilligence for potential purcha





## What has been delivered so far?

- Papakainga housing Waiohiki, Bennet Road
- Government funding for housing infrastructure \$16 million
- 244 Flaxmere Ave planning stage
- Kainga Ora re-development programme 200 houses by end 2021
- Te Taiwhenua O Heretaunga -Waingakau
- TPK/HBDHB healthy homes
- Record number of building consents





# Key Takeaways

- Invest in local partnerships/relationships
- Collective Leadership
- Broadcast success and progress
- Get commitment from the top
- Hold delivery agencies to account
- Deliver, deliver, deliver...





# Kia ora me ngā mihi

# Thank you

