

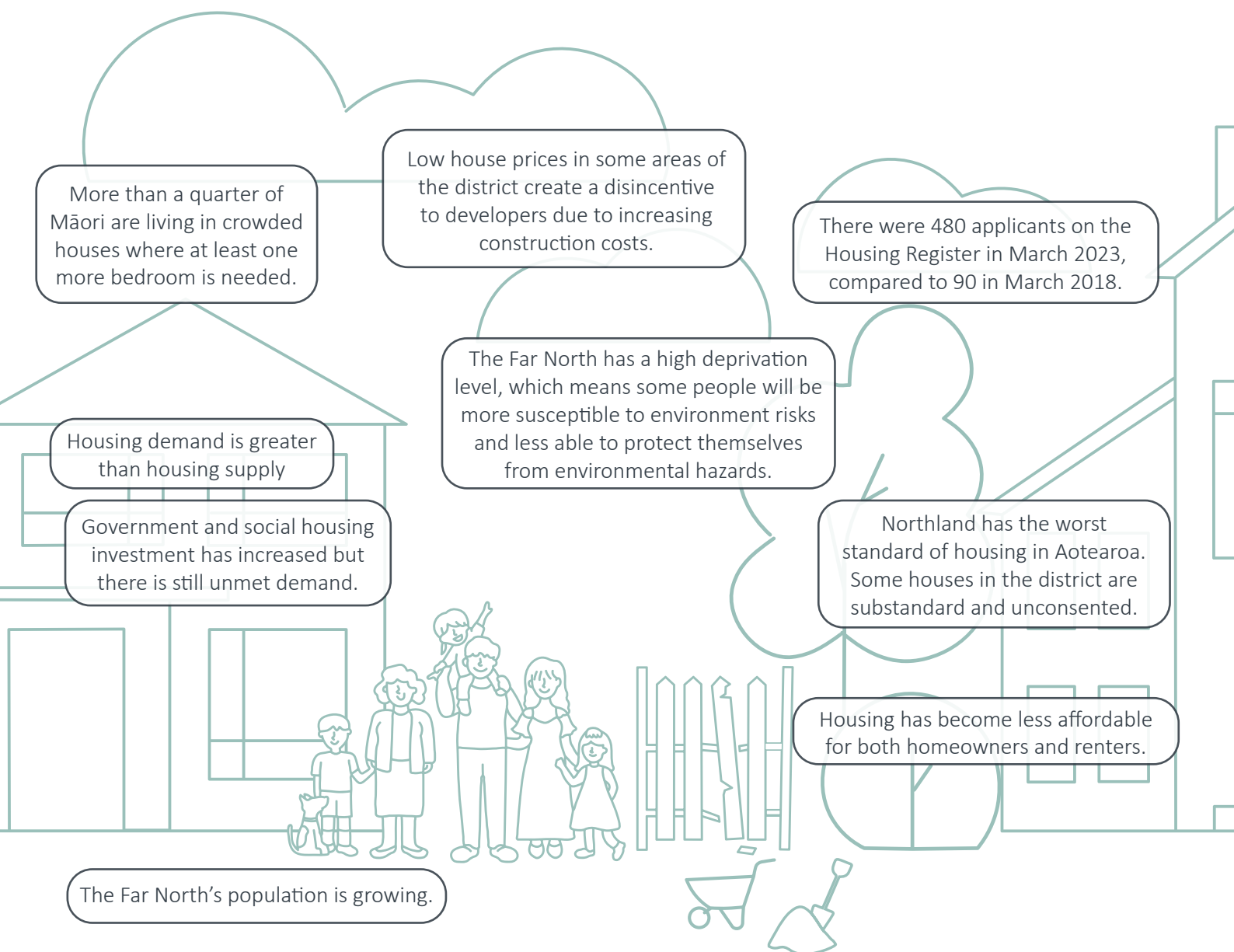
Addressing the housing challenge

The unique environment, outdoor lifestyle, beauty and vibrancy of the Far North District make it easy to see why so many people make this special place their home. Unfortunately, many struggle to find a suitable and affordable home.

To understand what role Council can play in improving housing outcomes for the district, an initial scoping exercise has been undertaken. The scoping exercise has included a review of local housing data, stakeholder engagement and a review of what is being successfully done elsewhere to identify a range of short to medium term actions that could be undertaken by Council and to recommend a process for developing a Housing Strategy.

A broad number of housing issues facing the Far North District have been identified. These generally relate to the availability of affordable homes and the quality housing options across the district. Some of the challenges to delivering affordable and quality homes include increasing construction costs, the need for investment in infrastructure, complexities of land ownership and the susceptibility of some areas to natural hazards. These issues can be addressed by Council alone but Council can take the lead in identifying local based solutions.

As acknowledged in the recent amendments to the Local Government Act, Council has the mandate to play a role in supporting community well-being alongside its regulatory and infrastructure functions. Housing lays the foundation for people's well-being and is an important part of planning for the future growth of the district. Addressing housing issues can be considered across all areas of Council's operation. The following paper recommends a number of actions to progress Council's role in support housing outcomes alongside developing a pathway for preparing a Housing Strategy.



What are we trying to achieve

The following draft objectives and recommended focus areas have been identified to guide Council's current work programme and decision making whilst we work towards development of a Housing Strategy. This is an acknowledgement that the need is urgent, and action is required now while we work with our Stakeholders to develop a collaborative Housing Strategy for the Far North.

These draft objectives and recommended focus areas have been identified through a review of current issues facing the housing sector in the Far North, stakeholder engagement, and what is being successfully done elsewhere.

Draft objectives

1

Affordable housing options for the community are increased

2

Homes in the district are healthy, warm and sustainable

3

Housing outcomes for Maori are improved

4

Partnerships with government improve, amplify and accelerate housing outcomes in the district

Recommended short term focus areas

1

Identify mechanisms within Council's control that can enable an increase in housing supply in the right places and enhance affordability

2

Understand the extent of the housing quality issues and identify mechanisms within Council's control to improve outcomes

3

Work with Maori to support improved housing outcomes for Maori, including on Maori land.

4

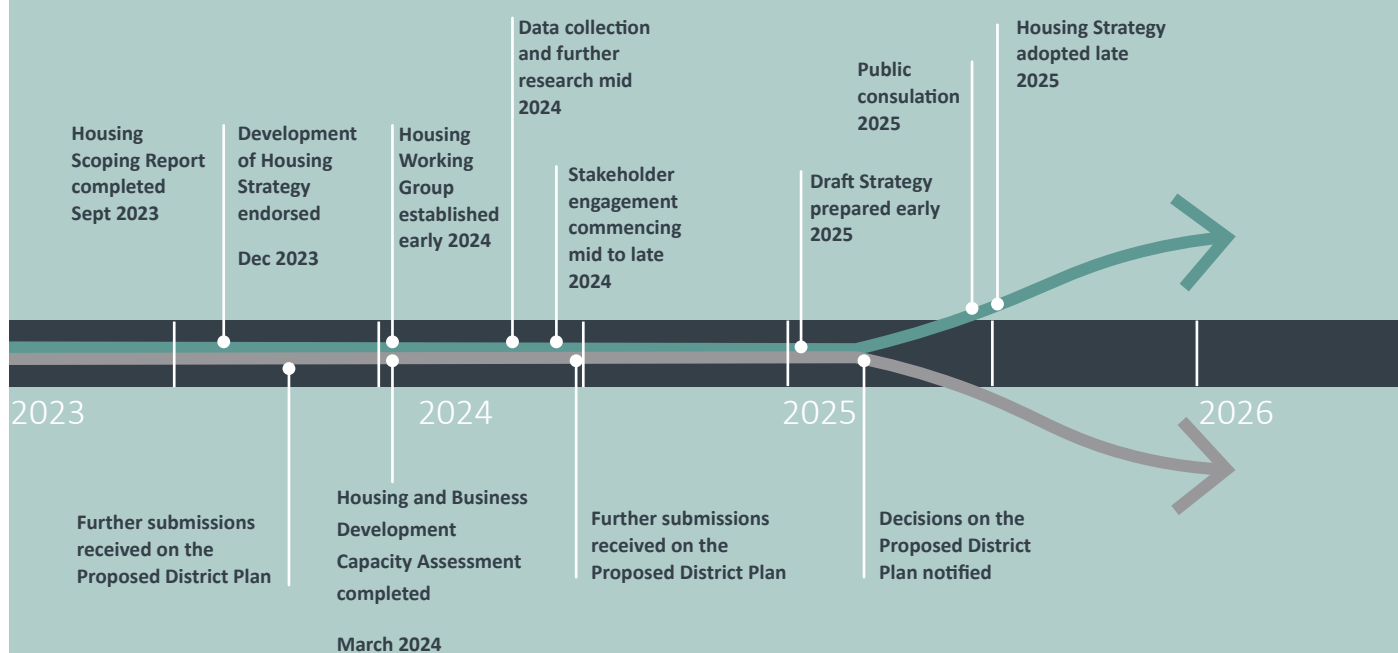
Take the lead in supporting a collaborative- all of government approach to developing a Housing Strategy

Where are we up to

Council is underway progressing plans to ensure the District is set up for growth. This includes the changes included in the Proposed District Plan and working towards delivering a Housing and Business Land Capacity Assessment. Development of a Housing Strategy will be undertaken along side these plans to ensure that addressing the housing challenge is integrated with our planning for growth processes.

A time line for delivering the strategy housing work

HOUSING STRATEGY DEVELOPMENT →



INTEGRATING WITH KEY MILESTONES FOR PLANNING FOR GROWTH →

INTERIM ACTION PLAN 2024

The following Interim Action Plan has been developed to guide Council's work programme for supporting housing outcomes, whilst a Housing Strategy is developed. It is intended that this is reviewed 6-monthly.

Focus Area 1 - Identify mechanisms within Council's control that can enable an increase in housing supply in the right places and enhance affordability	
Complete a residential capacity and feasibility assessment as part of the district wide Housing and Business Land Capacity Assessment (HBA) to understand how well placed the district is to meet future needs.	Underway
Assess Council's policies to ensure they enable feasible development opportunities as part of the District Plan review.	Underway
Establish working relationships or a task force with the development sector (including Far North Holdings) to gain an understanding of how Council can support housing outcomes and work towards enabling development that is in line with Council's vision and objectives	Prioritise for 2024
Continue to pursue technology and process improvements that streamline and accelerate consenting processes. This includes the integration of GIS systems with Council's consenting system and the sharing of consenting information with partner agencies and organisations.	Underway
Focus Area 2 - Understand the extent of the housing quality issues and identify mechanisms within Council's control to improve outcomes	
Collate existing data from across the various agencies, undertake a gap analysis and source additional data on the quality of existing housing in the district i.e. what is contributing to poor housing quality, and the wellbeing implications	Prioritise for 2024
Investigate how improved reporting on consent data could give a better insight into the quality/age of existing housing stock and the feasibility of new development.	Prioritise for 2024
Undertake further research into the impact of and management of demand for temporary accommodation (for example, Airbnb)	Prioritise for 2024
Integrating housing quality as a wellbeing target as part of the development of the wellbeing strategy for the district and understanding what role Council can play.	Underway
Focus Area 3 - Work with Māori to support improved housing outcomes for Māori, including on Māori land.	
Identify how Council can best support papakainga and development of Māori owned land for housing (e.g. review how the DP enables papakāinga housing).	underway
Review how current infrastructure planning supports the servicing of Māori owned land, that could be used for housing, and incorporate this as an outcome to be considered in the development of the infrastructure plan.	Prioritise for 2024
Establish a specific role(s) within Council to support Māori housing applicants through the regulatory process i.e. a land development liaison officer or equivalent. This role could assist community housing providers as well.	Prioritise for 2024
Focus Area 4 - Take the lead in supporting a collaborative - all of government approach to developing a Housing Strategy	
Confirm the scope of the housing strategy in consultation with potential partners, including an engagement strategy and allocate funding required.	Prioritise for 2024
Set up a Housing Strategy working group or task force with representatives of key Government Agencies, Iwi partners, and other stakeholders that complements and supports groups already in existence (for example Whai Kainga and Te Pouahi).	Prioritise for 2024
Identify improvements for how Council can work with Kainga Ora to improve consenting processes for Social Housing Development.	Prioritise for 2024
Provide Council staff with adequate training and resources to answer questions and provide information to the community at housing engagement events.	Prioritise for 2024