



MANAAKI TAIRĀWHITI - TRUST TAIRĀWHITI

HOUSING STRATEGY OVERVIEW

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27 February 2020

Background

Manaaki Tairāwhiti is the lead Social Development Collective in Tairāwhiti. It has four interrelated Key Result Areas (KRAs): Improving child wellbeing, improving housing, reducing family violence and reducing addictions. We also have an underpinning KRA of improving the way in which government contracting allows the region to resolve its issues.

The Housing KRA has been worked on to enable progress in the other three KRAs.

Good housing is a recognised enabler of improved wellbeing and enables the provision of better support mechanisms for those whānau in need.

In late 2019 Manaaki Tairāwhiti commissioned a Stocktake of the housing situation in Gisborne and began work on a strategy to reduce the issues identified.

This paper is a summary of both the *Gisborne Housing Stocktake* and the draft *Gisborne Housing Strategy*.

The Issues

A number of interrelated factors have rapidly exacerbated a housing shortage in Gisborne:

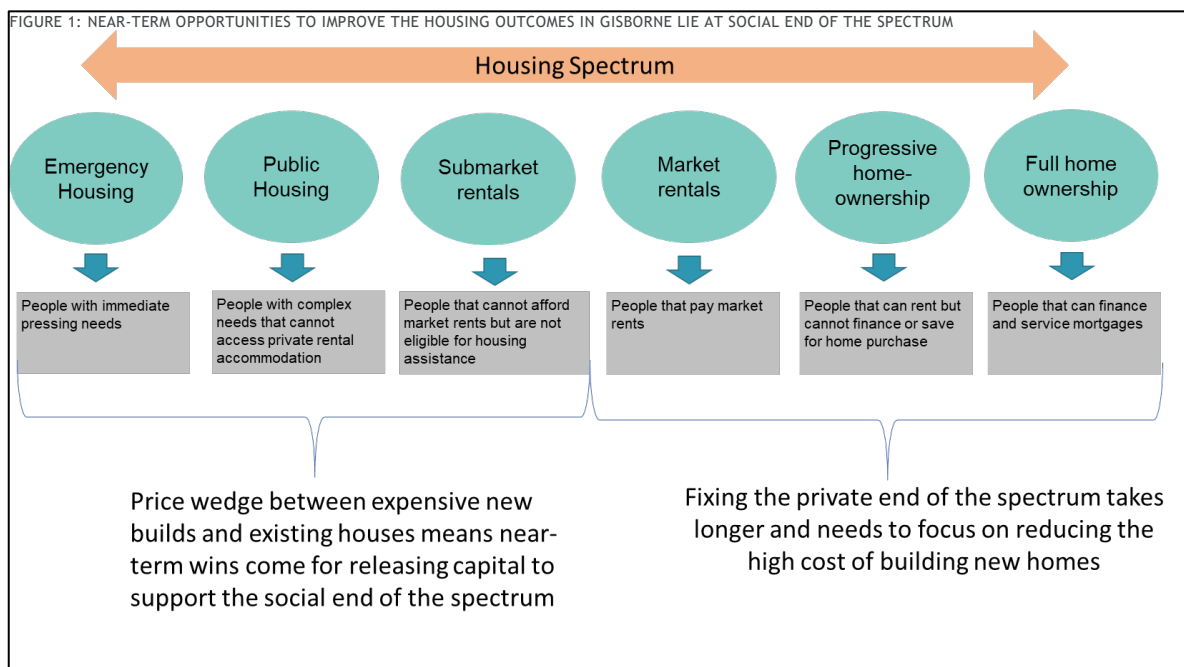
- The population has grown for the first time in many years
- The economy is doing well, leading to an increase in the need for seasonal worker accommodation, tourist beds and permanent housing
- Because of low average incomes Gisborne has a very high ratio of rental accommodation to privately owned dwellings.
- There has been very little increase in supply of rental accommodation
- New builds haven't kept pace because the economics are difficult: the price to build compared to the average rental return does not create a sufficient return on investment for either private or public investors

- Building of private houses has not kept pace with housing needs and what houses are built are at the upper end of price and size, when the apparent need is for 1-2-bedroom units. There is also some evidence of vacant homes increasing (i.e for Air B&B or land banking).

This has resulted in a rapid increase in emergency housing provision, steep increases in social housing waiting lists, increase in crowding, lack of availability of mid range rental homes (and in fact a short supply in all rental homes) and anecdotal evidence of employers losing potential employees because they cannot find suitable housing.

The Solutions

Housing Supply is a network of provision and activities in one part of the network impact on the whole, for example, lack of executive houses for rent can result in increases in emergency housing lists as the medium-priced accommodation is snapped up for higher prices because of market shortage. Solutions therefore need to be across the whole housing network.



The Housing Strategy has 17 Short, Medium- and Long-term actions and impacts. Below is a prioritised list of those actions which will have the most impact and therefore should be enacted or begun as soon as possible. They are:

1. Identify current housing projects/opportunities and use them to understand barriers and then fast track solutions and the projects e.g YMCA social housing project, CBD accommodation opportunities, subdivision development opportunities, worker accommodation opportunities.
Result = rapid increase in accommodation supply across the spectrum
2. Work with Kāinga Ora on rapidly increasing social housing supply in Gisborne.
Result = rapid increase in accommodation supply in social housing
3. Work with MSD and NGOs on rapidly increasing emergency housing options.
Result = rapid increase in accommodation supply in emergency housing outside of motels
4. Review Papakāinga rules to ensure increased supply outside of Gisborne city.
Result = long term increase in housing supply outside of Gisborne city and with a focus on Māori whānau
5. GDC review of its rules to specifically examine their impact on housing supply including district plan provisions, Papakāinga rules and development contribution versus rating tools as a means of funding necessary infrastructure.
Result = long term increase in housing supply across the spectrum
6. Increase the number of Community Housing Providers (CHPs) in order to ensure tenants can access subsidised accommodation.
Result = increased availability of reasonably priced accommodation

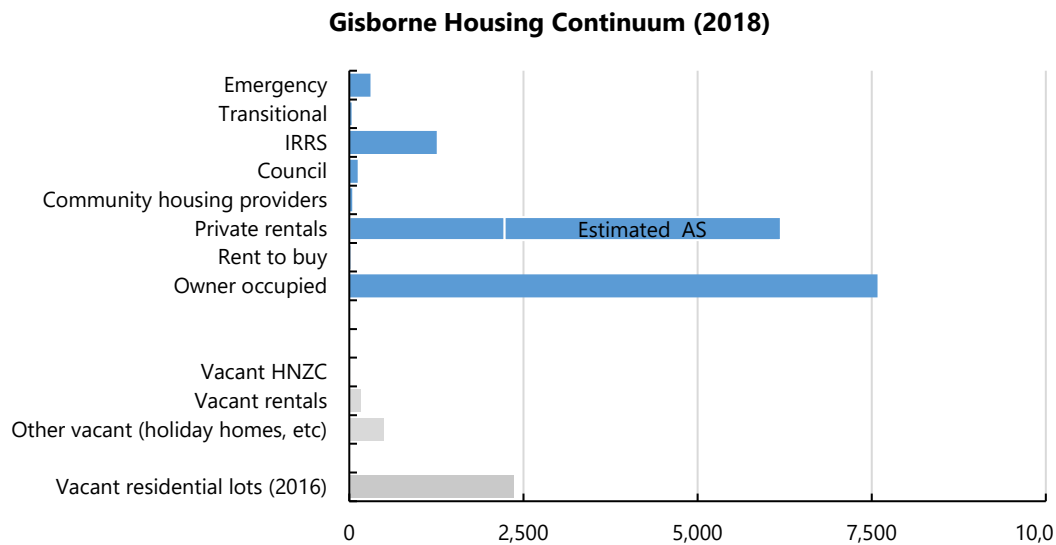
Manaaki Tairāwhiti: Housing Strategy

Strategy	Activities	Partners	Result
1. Identify current housing projects/opportunities and use them to understand barriers and then fast track solutions and the projects e.g YMCA social housing project, CBD accommodation opportunities, subdivision development opportunities, worker accommodation opportunities.	<p>Set up active Project Groups to support each housing project to achieve its housing goal</p> <p>For social housing consider full project management support</p>	<ul style="list-style-type: none"> • YMCA • McCannics and other private developers for CBD • Charteris and others for subdivision • A&P for worker accommodation 	rapid increase in accommodation supply across the spectrum
2. Work with Kāinga Ora on rapidly increasing social housing supply in Gisborne.	Decide on whether this is a radical rest of social housing provision eg a Tamaki Regeneration model of housing delivery moved to an alternative group or whether it is smoothing the pathways for a Kāinga Ora delivery	Kāinga Ora Iwi GDC	rapid increase in accommodation supply in social housing
3. Work with MSD and NGOs on rapidly increasing emergency housing options.	Rather than system improving waiting list this action is around the creation of an increased number of emergency housing options. This includes emergency housing options for families escaping domestic violence	MSD NGOs	rapid increase in accommodation supply in emergency housing outside of motels

Strategy	Activities	Partners	<i>Result</i>
4. Review Papakāinga rules to ensure increased supply outside of Gisborne city.	<p>Most previous activities will have a direct benefit on Gisborne city. All will need to consider whether any improvements are offered outside of the city.</p> <p>Improving Papakāinga options will have a direct impact in the wider region. Actions can include: Workshops, resource packages, rule changes, possibly project management assistance</p>	GDC Iwi	long term increase in housing supply outside of Gisborne city and with a focus on Māori whānau
5. GDC review of its rules to specifically examine their impact on housing supply including district plan provisions, Papakāinga rules and development contribution versus rating tools as a means of funding necessary infrastructure.	<p>The Productivity Commission wrote a report on Housing https://www.productivity.govt.nz/inquiries/housing-affordability/</p> <p>GDC should test its current District Plan and Spatial Plan against the report specifically</p> <p>It can also meet with Developers on the specific issue of Housing rules and services to check that it is being as supportive as possible</p>	GDC Developers Iwi	long term increase in housing supply across the spectrum

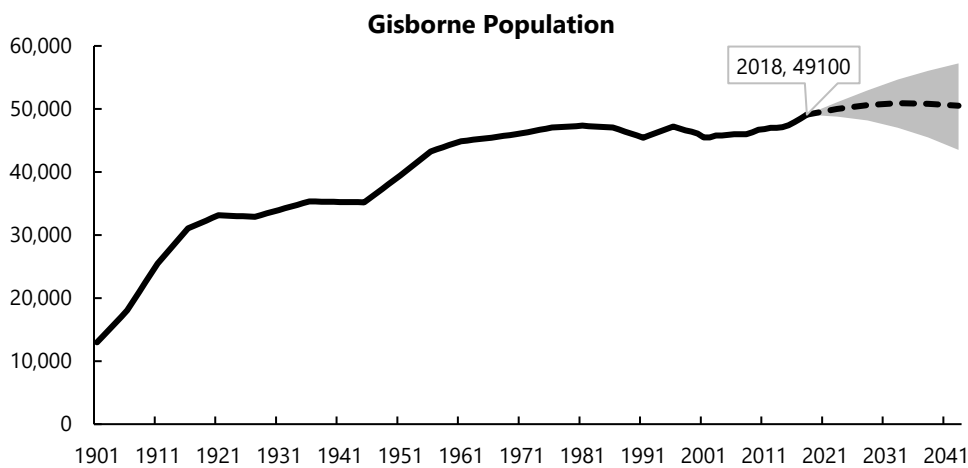
Key Evidence Figures

Figure 1: The housing stock is largely owner-occupied and rentals



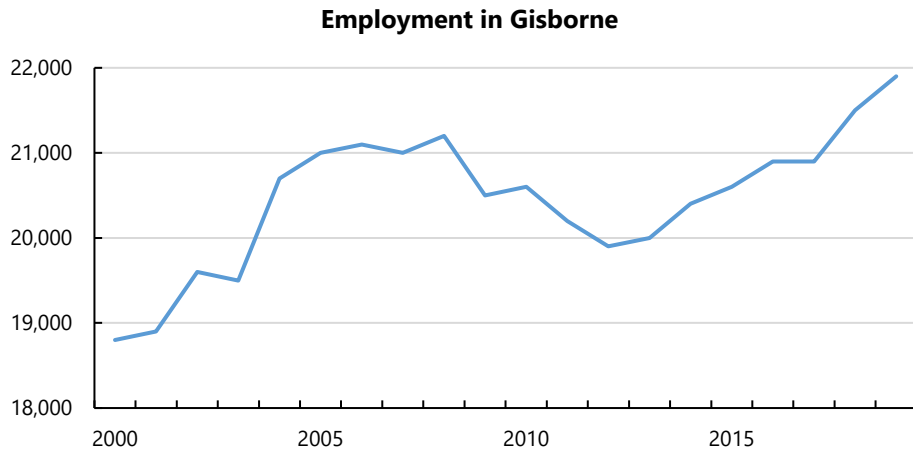
Source: Sense Partners estimates from Statistics NZ Census, CHA, MHUD, MSD, HNZC, Valocity

Figure 2: Gisborne’s population grew strongly in recent years after many decades of no growth



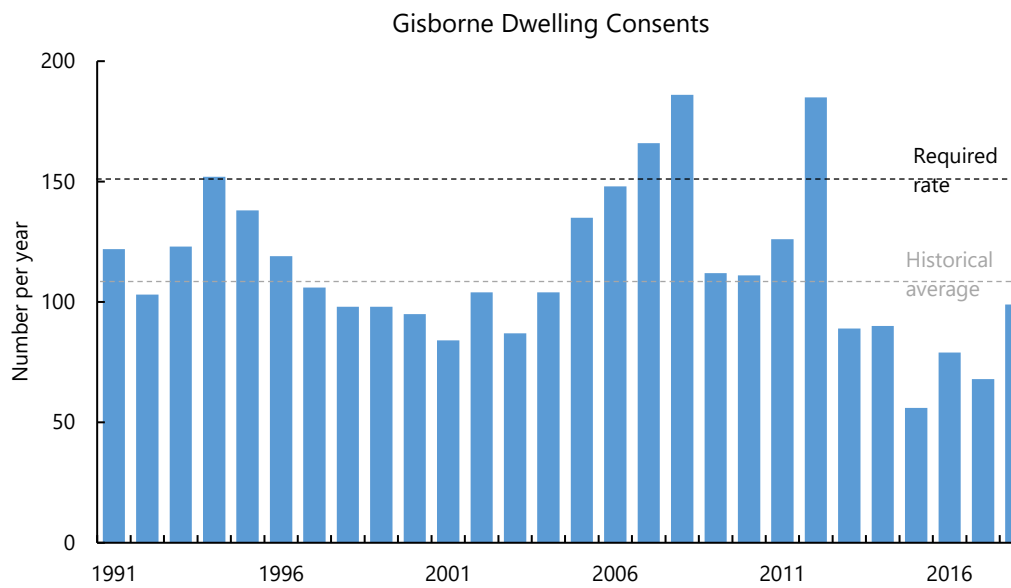
Source: Polkinghorne, J (2017) NZ Local Population Database, Statistics NZ

Figure 3: The economy has recovered strongly and businesses report labour shortages



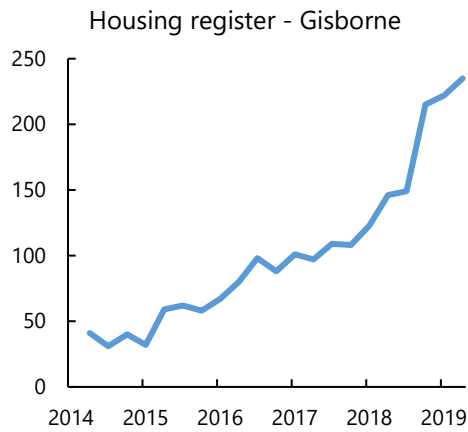
Source: Statistics NZ

Figure 4: Gisborne dwelling consents need to average 150 per year, rather than <100 in recent years



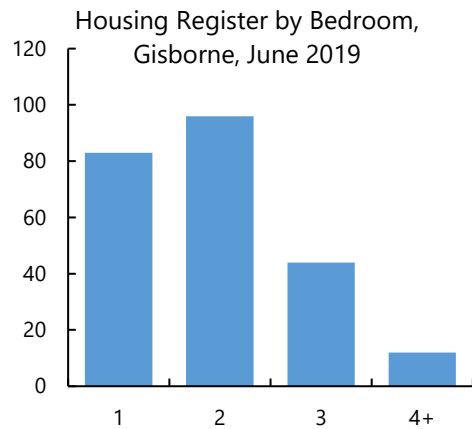
Source: Statistics New Zealand, Sense Partners

Figure 5: The housing register has grown rapidly in recent years



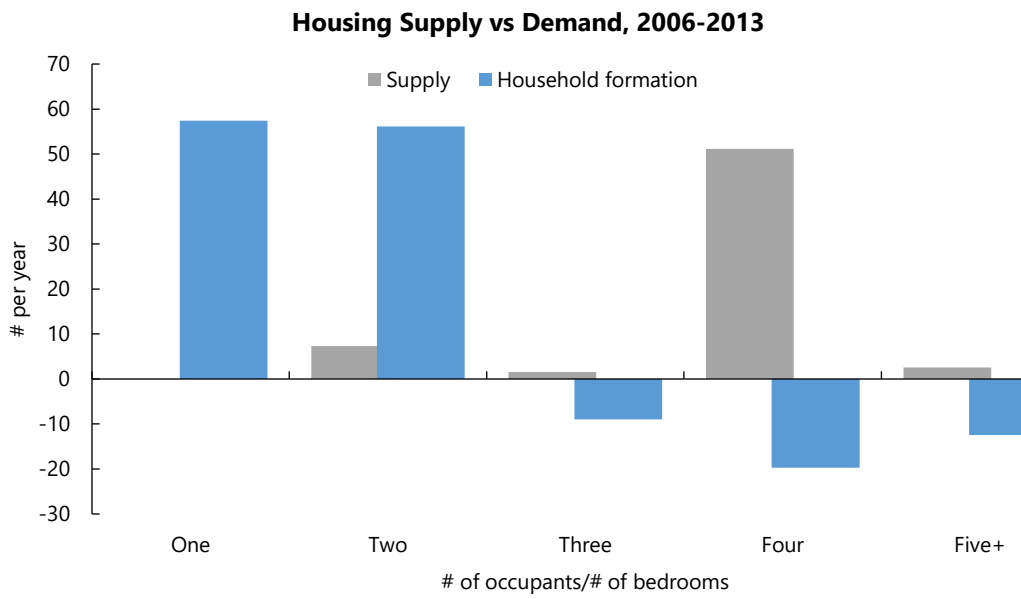
Source: MHUD, Statistics NZ, Sense Partners

Figure 6: Much of the housing need is for 1- and 2-bedroom places



Source: MHUD, Statistics NZ, Sense Partners

Figure 7: The housing supply is 85% 4 bedroom+; demand is all 1 & 2 person households



Source: Sense Partners calculations from Statistics NZ data