



GREAT LAKE TAUPŌ  
Taupō District Council

# TAUPŌ DISTRICT COUNCIL HOUSING STRATEGY CONSULTATION

# **COUNCIL INTENDS TO ADOPT A HOUSING STRATEGY THAT:**

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**IDENTIFIES THE KEY HOUSING ISSUES AND  
OPPORTUNITIES IN TAUPŌ DISTRICT**

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**PROVIDES A STRATEGIC HOUSING FRAMEWORK FOR  
TAUPŌ DISTRICT**

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**CLARIFIES TAUPŌ DISTRICT COUNCIL'S ROLE IN  
HOUSING**

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**RECOGNISES HOUSING COMPLEXITIES AND  
INTERRELATIONSHIPS**

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# INTRODUCTION

## WE'VE DEVELOPED THIS DRAFT STRATEGY WHICH IDENTIFIES THE KEY HOUSING ISSUES AND OPPORTUNITIES...

...in the Taupō District, provides a framework to address them, and sets out what council's role should be.

Now we want the community's thoughts on the draft strategy. We want to know if the community agrees with our four goals and five focus areas and the general direction we plan to follow.

### DRAFT GOALS AND FOCUS AREAS ARE SET OUT ON THE NEXT PAGE

We are seeking people's feedback between 19 June and 21 July 2023. There will be opportunities to talk to staff in person and an opportunity to speak directly to councillors about your feedback.

## OUR CURRENT SITUATION



AVERAGE HOUSE PRICE INCREASE  
**72%**  
FROM 2018 TO 2021



MEDIAN HOUSEHOLD INCOME (2020)  
**\$71,480**

**1548**  
HOUSES IN THE DISTRICT WHICH HAVE MOULD



**210**  
PEOPLE ON HOUSING REGISTER

AVERAGE RENTAL INCREASE  
**21%**  
FROM 2018 TO 2021



# HAVE YOUR SAY

## WE HAVE IDENTIFIED FOUR HIGH-LEVEL GOALS WE SEEK TO ACHIEVE THROUGH THE HOUSING STRATEGY AND THE SUPPORTING ACTION PLAN.

### ARE THESE THE RIGHT GOALS FOR HOUSING?

| <b>GOALS</b>   | <b>OUTCOMES WE WANT TO SEE:</b>   |
|--|---|
| <b>MORE AVAILABILITY AND CHOICE OF HOUSING</b>                         | <ul style="list-style-type: none"><li>• A sufficient supply of affordable housing (rental and owner-occupied) to meet demand, across the district.</li><li>• Sufficient social housing to meet local demand.</li><li>• The most vulnerable members of society are housed safely, fewer people are living in motels and the need for emergency and transitional housing has been significantly reduced.</li><li>• There are effective partnerships across sectors, and between organisations delivering housing solutions.</li><li>• Community housing providers are active in the district.</li></ul> |
| <b>HOMES ARE WARM, HEALTHY AND SUSTAINABLE</b>                         | <ul style="list-style-type: none"><li>• More homes are safe and secure.</li><li>• More homes are warm, dry, and energy-efficient.</li><li>• No families living in unhealthy housing.</li><li>• People are supported to maintain their homes to healthy standards.</li></ul>   |
| <b>OUR HOMES MEET THE DIVERSE NEEDS OF OUR COMMUNITIES</b>             | <ul style="list-style-type: none"><li>• More availability and choice of housing for elderly and people with disabilities.</li><li>• More papakāinga enabled.</li><li>• More Māori land developed for housing.</li><li>• More homes are universally designed.</li></ul>  |
| <b>OUR HOUSING CONTRIBUTES TO CONNECTED AND INTEGRATED COMMUNITIES</b> | <ul style="list-style-type: none"><li>• Housing supports connected communities and better placemaking.</li><li>• Housing is appropriately located and supports the wellbeing of our communities.</li><li>• Affordable and social housing is not concentrated in one neighbourhood.</li><li>• Suitable infrastructure exists to keep up with the growth.</li><li>• Sufficient open space and community green space to support increasing residential density.</li></ul>  |

# HAVE YOUR SAY

## TO ACHIEVE OUR GOALS WE HAVE DEVELOPED FIVE FOCUS AREAS WITH A SET OF DRAFT ACTIONS UNDER EACH.

THEY ARE A COMBINATION OF ACTIVITIES THAT ARE NEW TO US, AS WELL AS EXTENSIONS OF OUR EXISTING WORK PROGRAMMES. ARE THESE THE RIGHT FOCUS AREAS FOR OUR DISTRICT?

|                     |   |   |
|---------------------|---|---|
| <b>FOCUS AREA 1</b> | <b>Facilitating Affordable Housing (to rent and own)</b>      | Actions under this focus area aim to increase the supply of affordable housing options to rent and to buy, to meet current and future demand.   |
| <b>FOCUS AREA 2</b> | <b>Enabling the Development of Māori Land and Papakāinga</b>  | Actions under this focus area aim to support and help enable the development of Māori land and papakāinga across Taupō District.  |
| <b>FOCUS AREA 3</b> | <b>Housing for the Elderly</b>                                | Actions under this focus area aim to ensure that older persons in Taupō District have access to affordable, healthy, and appropriately-located housing.   |
| <b>FOCUS AREA 4</b> | <b>Facilitating Social Housing Development</b>                | Actions under this focus area involve facilitation and advocacy, acknowledging that while Council plays an important part in the local housing ecosystem many housing issues cannot solely be addressed through Council action. We will look more closely at the role and contributions of council, central government, iwi, as well as industry and community housing providers. Our intent is to explore how we can better work together to invest in outcomes that will resolve the housing challenges faced by our community. |
| <b>FOCUS AREA 5</b> | <b>Encouraging and Enabling Healthy and Sustainable Homes</b> | Actions under this focus area include collaboration with our partners to ensure both new and existing homes are accessible, warmer, drier, and more environmentally sustainable.  |

# NEXT STEPS

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**AFTER GETTING YOUR FEEDBACK, COUNCIL WILL REVIEW AND ADOPT THE PRINCIPLES, GOALS, AND FOCUS AREAS AS PART OF THE STRATEGY. THESE WILL THEN GUIDE COUNCIL WITH PLANNING FOR HOUSING WORK.**

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## **LONG-TERM PLAN**

Council will use the Housing Strategy as a guide when developing business cases for new investment, as we work through what our next Long-term Plan may look like. Council will consult on any proposed housing initiatives as part of its Long-term Plan 2024 - 2034.

**HAVE YOUR SAY**  
**HAVE YOUR SAY ON**  
**OUR NEXT STEPS**

**VISIT OUR WEBSITE:**

**[WWW.TAUPO.GOV.T.NZ/HAVEYOURSAY](http://WWW.TAUPO.GOV.T.NZ/HAVEYOURSAY)**