



Waitomo Housing Strategy

Workshop Report

March 2023



Overview and Background

The Waitomo District is currently experiencing distinct housing challenges. The issues are multiple, often interlinked, and can be complex. Where other provincial towns have experienced strong population growth over recent years, Waitomo's has remained relatively modest in comparison. This doesn't mean that property prices have remained stable, and Waitomo's cost of housing has steadily risen in recent years. This is a particular problem as the district has low median household incomes, and the quality of housing is poor, and the supply of housing constrained.

The current situation on housing in the Waitomo district can be summarised as follows:

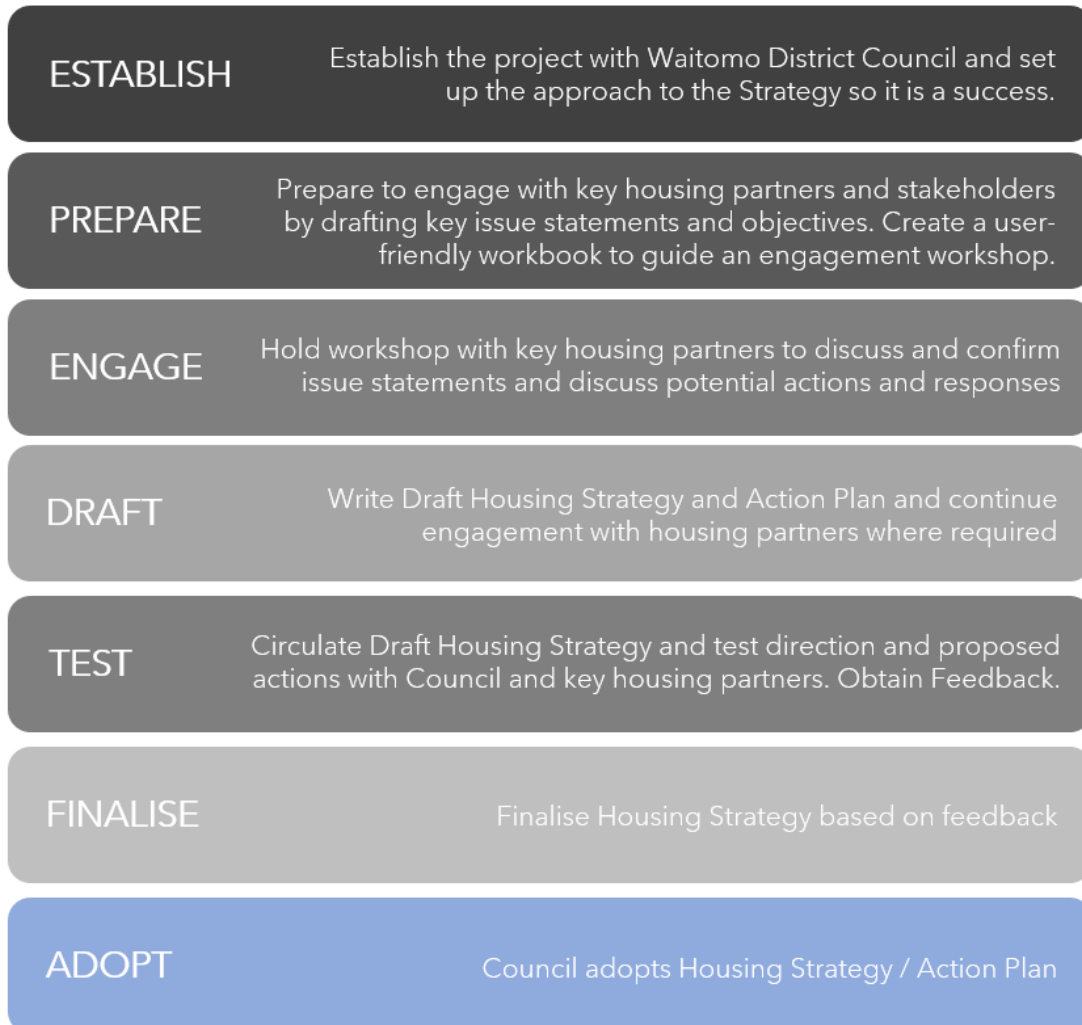
- Waitomo's existing housing stock is generally old and on larger sections
- most Waitomo's community has many renters on low incomes.
- there is very low rental stock making it hard for employers to attract staff and for families to move or remain in the district
- affordability is paramount
- in the long-term, quality and suitability of housing cannot be compromised by our need for the quantity of housing
- there is the need for more public and assisted rental and ownership housing.

To address these issues, Waitomo District Council is leading the development of a Housing Strategy which will set out a plan of actions to be taken to improve the situation.

The Housing Strategy will involve key housing stakeholders and partners because solving housing issues is complex and will take many committed hands. The more individuals, agencies and entities involved in the kaupapa the stronger our community and response will be.

Housing Strategy Development Process

The development of the Housing Strategy will generally encompass seven key stages.



Workshop One

8 March 2023

Les Munroe Centre, Te Kūiti
Hosted by Waitomo District Council and facilitated by Veros

The purpose of this workshop was to share conversations to start to develop an action plan to improve housing outcomes in the Waitomo District. A workshop workbook was sent to participants in advance, this workbook outlined key background information, housing issues identified, and draft housing objectives for further discussion.

Workshop Participants

A successful co-design approach relies on participants openly sharing all the knowledge and experience they have. We acknowledge the following individuals and organisations that are participating in this process and thank them for their time and their willingness to share their knowledge.

Organisation / Stakeholder	Participant	Organisation / Stakeholder	Participant
Houghton Builders Te Kuiti	Kurt Houghton	Te Puni Kokiri	Alonso Mason
	Dylan Harrison	Kānoa - Regional Economic Development & Investment Unit	Nick Willis
Waipa Builders	Jack McKenzie	The Lines Company	Jared Murrell
	Eli Brown		Anne Terry
1st Scaffolding	Lorrene Te Kanawa	Maru Trust	Jo Meads
	Les Te Kanawa	Habitat for Humanity	Nic Greene
Pil Group	Tony Dickson	Women's Refuge	Wendy Valler
	Olivia Buck	Waikato Housing Initiative	Aksei Bech
Maniapoto Marae Pact Trust	Pat Rore Stafford	Claymark Sawmill	Dale Rendell
	Dawn Magner	Latitude Homes	Ross Hughey
			Lee Hughey
Te Nehenehenui	Ashleigh Turner	Cambridge Homes	John Riggir
	Kristen Pari	Ministry of Social Development	Tim Santer
			Gloria Campbell
Te Kuiti Pā	Shannon Manwaiti		Danny Hall
Local Real Estate Agents	Mary Tapu	Candice Reid	

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Houghton Builders Te Kuiti	Kurt Houghton		Jackie Fitzgerald
	Dylan Harrison	1st Scaffolding	Lorrene Te Kanawa
Waipa Builders	Jack Mckenzie		Les Te Kanawa
	Eli Brown	Pil Group	Tony Dickson
Olivia Buck			
Waitomo District Council Mayor	John Robertson	Waitomo District Council Staff	Alister Duncan
Waitomo District Council Deputy Mayor	Allan Goddard		Melanie Stannard
Elected Members Waitomo District Council	Gavin Todd		Alex Bell
	Janette Osborne		Shyamal Ram
	Jenene New		Otorohanga District Council
Waitomo District Council Staff	Ben Smit		Waikato District Council
	John Robertson	Momentum Waikato	Kelvyn Eglinton
	Rangiwhiua Ngatai	Ministry of Housing and Urban Development	John McDonald
	Charmaine Ellery	Ministry of Housing and Urban Development MAIHI	Patricia Nathan
	Jenelle Burnell	Kainga Ora	Andy Mannering
	Sarah McElroy		Mata Turner

Key discussion points at the workshop were:

- Introductions, relationship building and context setting.
- discussion and confirmation of the key issues identified.
- discussion and confirmation of the housing objectives identified.
- potential key actions identification.



Exercise 1: Discuss and Confirm Housing Issues

For this exercise, the participants broke into smaller groups to discuss the identified housing issues which were presented to them in the workshop workbook. The purpose of the exercise was for participants to discuss each presented issue as a group and outline in their words what contributed to these issues, if they agreed with them and how they are applicable to the district. The group was also asked to identify and discuss any additional housing issues that had not been identified for discussion within the workbook provided.

Groups recorded their discussion on paper, with reference to the four identified issues. The images of the recorded notes from this session are included in Appendix 2.

The table below summarises the general themes discussed and raised by the groups. The right-hand column in the table reflects the number of times each theme/topic was noted down by all the groups combined:

Housing Issue 1: Housing is unaffordable for our whānau	
Reasons / topics / subjects discussed regarding this issue	Times Noted
Inflation and increasing costs (including inflating construction cost)	6
Low incomes of people who live in Waitomo	5
Market demand / supply imbalance and factors	4
High cost of land	3
Lending laws / deposit requirements as a barrier to ownership	3
Lack of knowledge of subsidies / support / help for those who need it	3
Data and information availability and accessibility	1
Types of work and employment opportunities	1
Mindset of availability may not meet what is available (land and houses)	1
Limited growth	1
Increasing rent	1
Ongoing costs for housing	1
Lack of life stage housing options	1
Low education levels within the community	1
Housing Issue 2: We do not have enough homes to support and grow our community	
Reasons / topics / subjects discussed regarding this issue	Times Noted
Incentives / funding avenues to support development lacking	4
Barriers within local government	3
Limited land available	3
Infrastructure constraints	2
Intensification is not supported	2
There is a lot of māori and non-māori whenua that could be developed need unlocking	2
Need to support the whenua hauora (land health) before land development, particularly iwi land	2
Need more permissive / enabling council rules	1
No coordinated group to deliver homes	1
Low incomes of people living in Waitomo	1

Housing Issue 3: Our homes are old making them unhealthy and costly to heat	
	Times Noted
Reasons / topics / subjects discussed regarding this issue	
Lack of knowledge of funding and support avenues to help make homes healthy	8
Lack of finance / unaffordable / cannot recover cost in rental income	7
Lack of Knowledge of rights as renters	5
People put up with unhealthy homes	3
Lack of tradesman in the local community	3
Lack of maintenance of homes	2
Red tape and the regulatory process	1

Housing Issue 4: Our housing needs (size, location, type) are different, but our homes are generally the same.	
	Times Noted
Reasons / topics / subjects discussed regarding this issue	
Lack of housing diversity - enabled through zoning and location	6
Support for investors and others to invest is needed	2
Need to fully understand what housing people need and where	2
Kainga Ora could support new / different types of homes	2
Increase support for cultural change of how we live - living together, papakāinga etc. is needed	1

Exercise 2: Discuss Objectives and Action Planning

Exercise 2 involved breaking out into smaller groups and participants were asked to discuss the housing objectives presented in the Workbook and consider the actions required in-order to meet these objectives.

Participants were asked to record the specific actions that would be required to achieve the housing objectives identified. Participants were also asked to add any additional housing objectives that they see as important for the Housing Strategy. After one round of drafting actions, the groups were mixed up to sit onto different tables with participants from different perspectives and organisations to stimulate further discussion and cross-pollination of ideas, and the exercise was repeated.

The table below summarises the themes captured by the groups, and the number of times each theme was noted down by all the groups combined. The images of the recorded notes from this session are included in Appendix 3.

*Many proposed actions did not include timelines or responsible agencies / organisations; therefore, Veros has included preliminary timelines and delivery entities based on the notes available and discussions on the day.

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Ref	Action	Time line *	Who *	Times Noted
1	Needs analysis - Identifying the exact housing needs of the population. (Including rental demand)	Immediate	Council led / Iwi / Waikato Housing Initiative (WHI)	7
2	Undertake a Land stock take & detailed housing stocktake Look at whenua holistically: What we have, where is it, what value it adds, best long-term use, right development in the right way (not fertile lands)	Immediate	Council led / Iwi	6
3	Deliver an enabling policy to support the development of land and housing in the right locations and the right type of housing. Propose district plan > 2 years - to enable a range of housing typologies, uses, and development of Māori Land	Medium - Long	Council	6
4	Retrofit and improve existing public homes - prioritise healthy homes upgrades	Immediate - Short	Kainga Ora	5
	Creation of a central hub to distribute knowledge and help around healthy homes requirements, support, and rental rights	Immediate	Council	5
	Provide finance and budget education	Immediate	Council collab with banks and mortgage brokers / MSD	5
	Intensify KO properties, by utilising the land to support more than one dwelling.	Short – Medium	Kainga Ora	5
	Undertake a needs analysis and Identify ownership models and alternative opportunities that could be suitable and needed in Waitomo (Traditional owner occupied, private rental, CHP, rent to own, Papakāinga, Joint Ventures)	Short - Medium	Council led / Iwi / CHP's	5
	Undertake an infrastructure capacity stock take and analysis and identify (what can existing infrastructure handle and where	Immediate	Council led / Iwi / WHI	4
	Identification of possible funders of housing that will take a lower a ROI of 3-6% to benefit the community and local economy. Develop a funding plan	Short	Council led	4
	Direct engagement with mana whenua to develop and unlock suitable māori land	Immediate - Short	Council / Iwi	3
	Develop an affordable development model (e.g., 50 homes over 5-10 years). Consider a council standard for defining "affordable"	Short	Council led / Iwi / WHI	3
5	Infill housing and intensification- Ensuring community is on the journey for social acceptance	Short - Medium	Council	3
6	Mechanism to join funders / investors / developers with landowners who are interested in selling or developing their land. Joining opportunity with investors.	Immediate	Council	2
7	Audit of unoccupied homes – Understand why they are empty and if they can be utilised	Immediate	Council	2
8	Make it easier to rent out houses (reduce risks), Including uplifting standard of home	Short - Medium	Council led / homeowners / mana whenua	2

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9	Develop a community land trust to support housing	Medium		2
10	Connect with the Waikato Housing Initiative to gain further connections to funders	Immediate	Council / WHI	1
11	Support Lawrence Development (11 new homes)	Immediate	Kainga Ora	1
12	Establish and support a locally based Community Housing Provider – Te Kopaki	Immediate	Council led / Habitat for Humanity / Maniapoto (PACT Trust) / Momentum Waikato / Te Kopaki	1
13	Identify surplus Council owned land and divest or develop for housing	Immediate - Short	Council and other landowners	1
14	Support Lawrence Development (11 new homes)	Immediate	Kainga Ora	1
18	Identify properties that can be purchased to easily increase density	Short - Medium	Council	1
19	Leverage Kainga Ora balance sheet to purchase alongside their homes to enable more comprehensive development	Short - Medium	Council / Kainga Ora	1
20	Accreditation of Healthy Homes - adding this to the LIM	Short	Council	1
21	Create a network of funders and service providers to work on housing improvements for those who need it most	Short - Medium	Healthy Homes Initiative	1
22	Intentional procurement of industry to the district - training and education to supply	Medium	Te Waka	1
23	Support Smart Builds - environmentally friendly, efficient, sustainable			1
24	Focus on create a more vibrant and thriving town - sell the area to support growth			1
25	Provide funding to help landlords and owners improve and remediate homes (targeted rates)		Regional Council, WDC	1
26	Incentivise Landlords to improve their homes			1

Additional Discussion Post Workshop

During closing of the workshop, an open invitation was provided to participants to attend the Papakāinga Whanau workshop to be held at the Les Munro Centre, April 29, 2023. Veros and Waitomo staff also invited all attendees to send through any additional notes or thoughts that they may have over the coming days that could help inform the strategy. The following notes are a summary of the correspondence received after the workshop:

- South Waikato District Council – Three Heating Schemes Available tailored to suit different situations and incomes, targeted at helping provide warm, dry, healthy homes.
<https://www.southwaikato.govt.nz/our-services/warmhomes/threeheatingchemesavailable>
 - The [‘Evaluation of Warm Up New Zealand: Heat Smart programme’](#) outlines the net benefit of the home heating schemes introduced throughout NZ under the Heat Smart programme.
- Palmerston North City Council have built 50 new pensioner housing units since 2018, all meeting healthy homes standards, built with universal design front of mind, and achieving a Life mark 4-star rating (Well designed for ageing in place. A high percentage of the design features are built in, plus the home can be adapted further if required). Graham, the owner of Latitude Homes has expressed his willingness to share ideas and feedback from constructing this project. <https://www.pncc.govt.nz/Services/Social-housing>
- There are significant costs attached to land intensification and often long lead in times of one to two years to achieve title. The services required every time this is done are:
 - Surveying/Conveyancing
 - Engineering assessment
 - Resource consent/land use consent
 - Council fees
 - LINZRecent initiatives implemented at MBIE have reduced the cost of land intensification for Crown owned land and made the process quicker. Can similar processes be investigated and implemented for private and iwi landowners locally, in areas of town where the approval process is easily repeated, e.g., block by block instead of section by section. If an en-bloc approach is taken, the fees should be less if bundled, and only names and engineering differences would apply. Infrastructure assessments/upgrades/repairs would be for the council to bear. to fast-track in-fill land title applications. If this initiative were backed through Regional/Govt backed initiative, financing options could be easier, like deferred interest only periods and or grants to pay or contribute for these services as options.
- In regard to land currently owned by Council, within the town limits of Te Kuiti, serviced/infrastructure ready there are two points to consider:
 1. The existing WCLT (Waikato Community Lands Trust) is already established with a region wide mandate. This could be a solution.
 2. If building to rent, there is a current fund open for capital cost grant application. <https://www.hud.govt.nz/funding-and-support/affordable-rental-pathway/>
- Kāinga Ora currently has 95 homes in Waitomo District. Residential Tenancies (Healthy Homes Standards) Regulations (2019) sets out minimum standards for heating, insulation, ventilation, moisture ingress/drainage, and draught-stopping. Kāinga Ora has to ensure all homes across our portfolio comply with these standards by 1 July 2024. Work is underway in the District to

ensure all our homes meet these standards, of the 95 homes in the District, 67 now comply, 26 have work in progress and the 2 remaining homes will be addressed before July 2024.”

Next Steps in Development of the Strategy

1. Waitomo District Council officers in conjunction with Veros will draft the first version of the Housing Strategy and Action Plan.
2. Throughout this process Council and/or Veros may contact participants to discuss potential actions in more detail.
3. Once the Draft Strategy is completed it will be provided to all participants for review and feedback.

Appendix 1: Exercise 1 – Participant Notes

① Housing is unaffordable for our whānau
Hardship assistance to Low income MSD.
↳ MSD can provide.
We have a low usage economy. } How we can support whānau to access this

Can't financially make to change into a more suitable Home → Older generation downsizing or to a new.

There are no CHPs in Waitomo } are that have been in development.
There needs to be a pathway to Affordable ownership.

② We do not have enough homes to support & grow our community
Homes should be built in suitable locations & consider natural Hazards & flooding.
- Underutilised Homes?
Opportunity to look at other ways of living as a community, families together, people with similar needs.
There are 830 unoccupied homes in Waitomo
Council selling underutilised land to support housing outcomes by the best/right people to do it.
Need to support the land to deliver the houses.

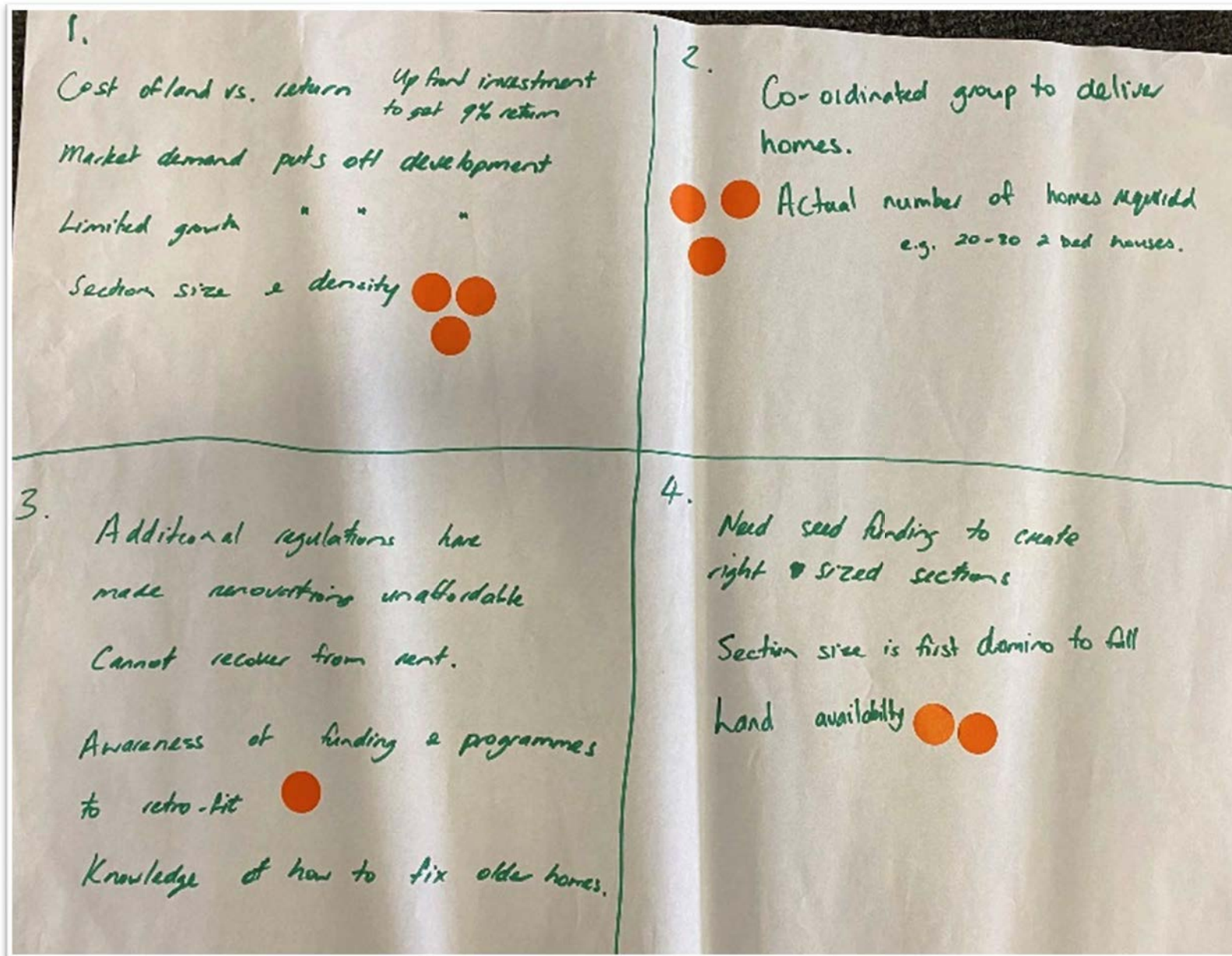
③ Our homes are old, unhealthy costly to heat
- Finding pathways to find old homes healthy.
- Older the need for this is just as important for those who don't qualify for support, as those who do.
Affordable build's + finance availability

④ Our housing needs are diverse but our homes are the same.
→ It is hard to bridge/move from one home to another
→ selling & buying, financing, support.
↳ How do they seamlessly get into a new home because they have to sell their own home.

⑤ Cultural change in a sense where we used to look after our older whānau, but now we move them into retirement homes
There is a lot of vacant whānau and there is the opportunity to develop housing out this
Unlocking and general land
"The land before the house"

"Red Tape" / "Process"
Regulatory Constraints
Local Regulations Tenancy Act. - The system into those who need housing
Preventing houses being rented or upgraded. people applying for support or consent.

Reading climate access is poor and has delayed delivery







- ① Housing is unaffordable for our whānau
- Stimulate local economic development & need to address psychosocial issues. Get people to stay & employment.
 - Awareness of ^{all funders including} government funding sources & how to access it. (MHUP funding). ● ● A register of funders? Regional and national.
 - How to enable efficiencies in building supplies → (ie. Sale & development)
- ② we do not have enough homes to support & grow our community
- ~~Develop~~ Encourage infill ^{& duplex} developments ● ●
 - Incentives good urban design & infill
 - Supportive funding environment.
 - ● Create relationships with funders/developers & NGOs
 - Provide right typologies ie 2/3 bed rooms right lenses. ● ●
 - Need to provide more amenities ~~on~~ ^{on} site & locally.
 - Incentives/encouragement for funders/trusts/philanthropic etc to pool funding.
- ③ Our homes are old making them unhealthy & costly to heat
- Refresh & redevelop housing stock
 - Encourage awareness of subsidies & government funding.
- ④ Our housing needs (size, location, type) are different, but as homes are generally the same.
- Refresh & redevelop
 - Create diversity in housing stock → enabled through PDP.

①

- Inflation / wages
 - Finance / Deposit.
 - Government Finance restrictions - Bank lending rules
 - Ongoing Costs for ownership - Rates etc, Insurance.
 - Building Costs & materials.
 - Demand. Housing stock & Rentals.
 - Development private Sector.
- Building in bulk.
Cost effective.

③

- Funding Availability.
- Criteria change on Funding.
- Depreciation Zones review.
- Healthy Home enforcement - Cycle of rent increases

②

- Low Income
- Land
- Intensification.
- limited options.

④

- Create housing stock for demand / more options.
- Investors to build whats needed.
- ~~Independent~~ Survey - True reflection of need. ^{local.}
- Including whats needed.
- KO Housing plans

INCOME LEVELS TOO LOW.
↳ EDUCATION
↳ SUPPORT INTO JOBS
↳ ABILITY TO MAINTAIN JOBS
• INTERGENERATIONAL ISSUE.

RENT COSTS INCREASING.
↳ LANDLORDS LOOKING FOR SECURITY OF PAYMENTS (NEED A POSITIVE HERE)
↳ LIMITED SUPPORT ALLOW COST TO INCREASE.
↳ LENDING LAWS (OCR) SPREAD RISK ACROSS MIXED HOMES.

MAINTENANCE HASN'T HAPPENED
↳ DUE TO ① + ②

LACK OF RENTALS HAVE MEANT PEOPLE "PUT UP" WITH INADEQUATE - DON'T KNOW WHAT ISN'T ACCEPTABLE.
↳ KNOWLEDGE OF RIGHTS
↳ TOO SCARED MIGHT LOSE RENTAL.

LACK OF RESOURCES AVAILABLE TO LANDLORDS.
↳ NOT RUNNING RENTALS AS A BUSINESS.

NOT BEEN A GROWTH DISTRICT (HISTORICAL)

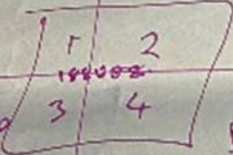
BETTER RETURNS IN OTHER AREAS. (LOCAL/REGIONAL COMPETITION)

HAVE WE ATTRACTED THE RIGHT INVESTMENT??? - RIGHT JOBS???

DOES THE DISTRICT HAVE GOOD INFRASTRUCTURE?

INTERGENERATION VIEW OF RORAC LAND.

↳ LAND AVAILABILITY? CAPITAL TO DEVELOP?



DESIRE FOR 2-BEDROOM HOMES.

NO INVESTMENT RECENTLY.

↳ CHANGED DESIRES NOT BEEN TAKEN INTO ACCOUNT.

RULES AROUND EMERGENCY HOUSING, WOULDN'T BE ABLE TO LONG TERM RENT (HEALTHY HOMES)

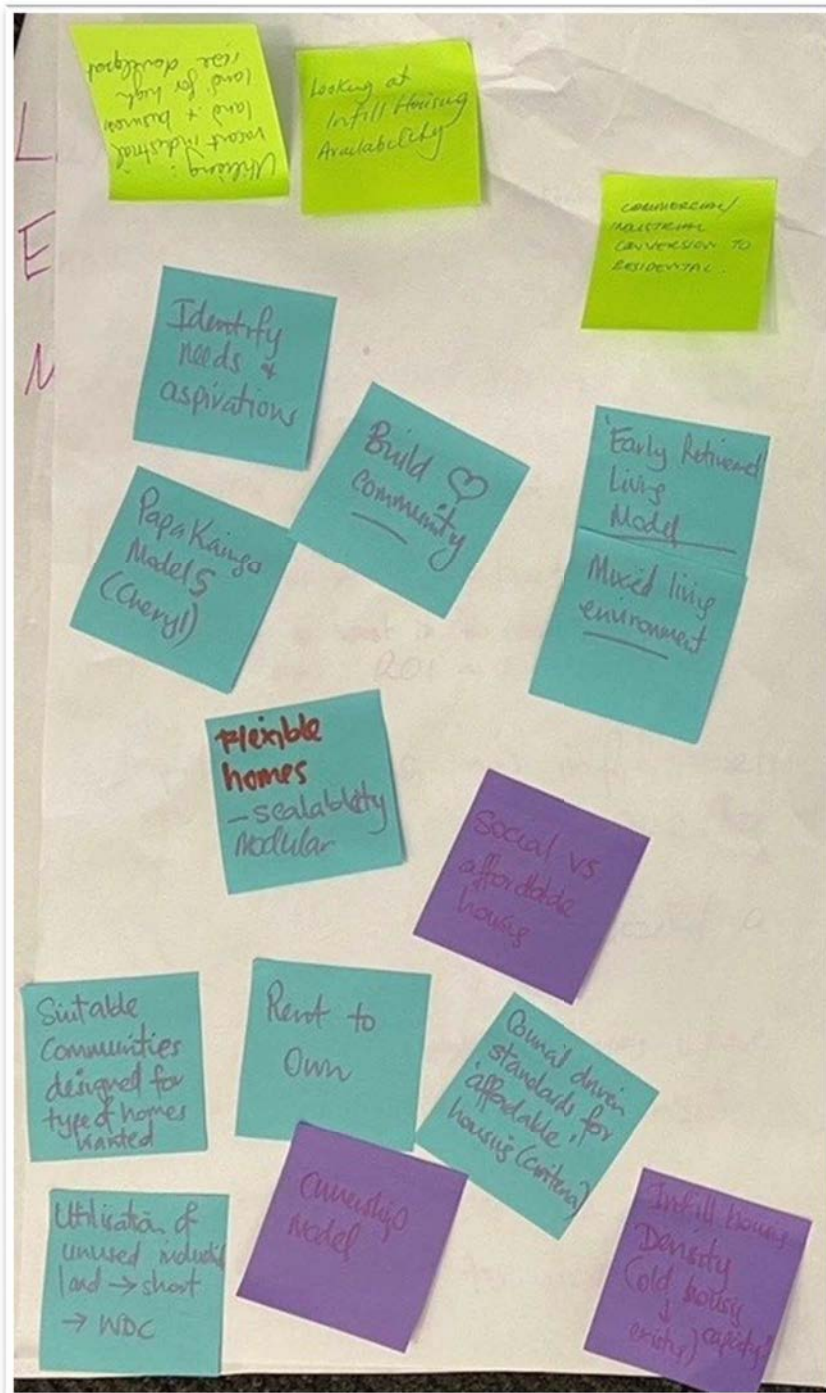
MĀORI LAND BLOCKS, PĀPĀKĀINGĀ (OPPORTUNITIES ARE LARGE)

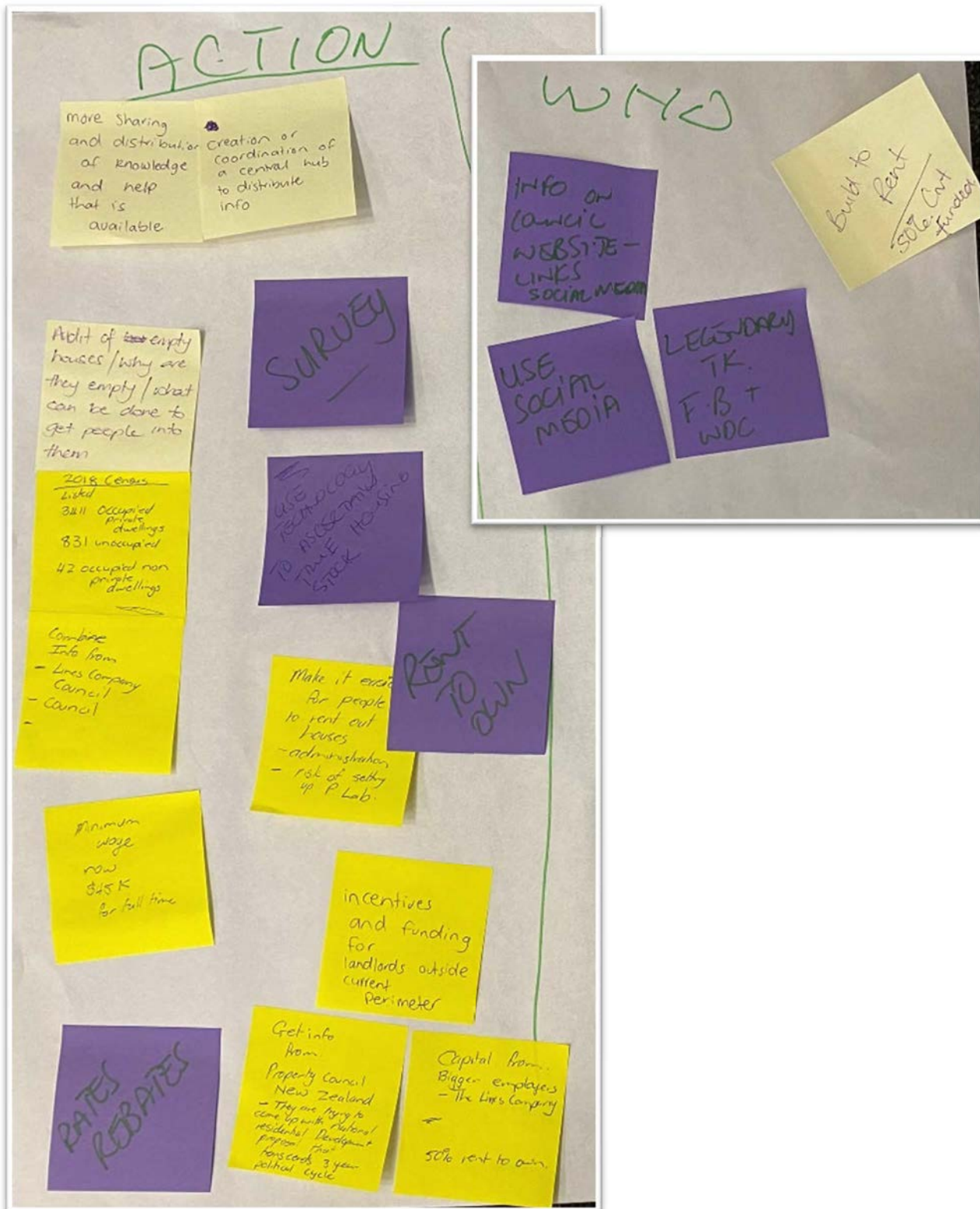
↳ DISTRICT PLAN ENABLER.

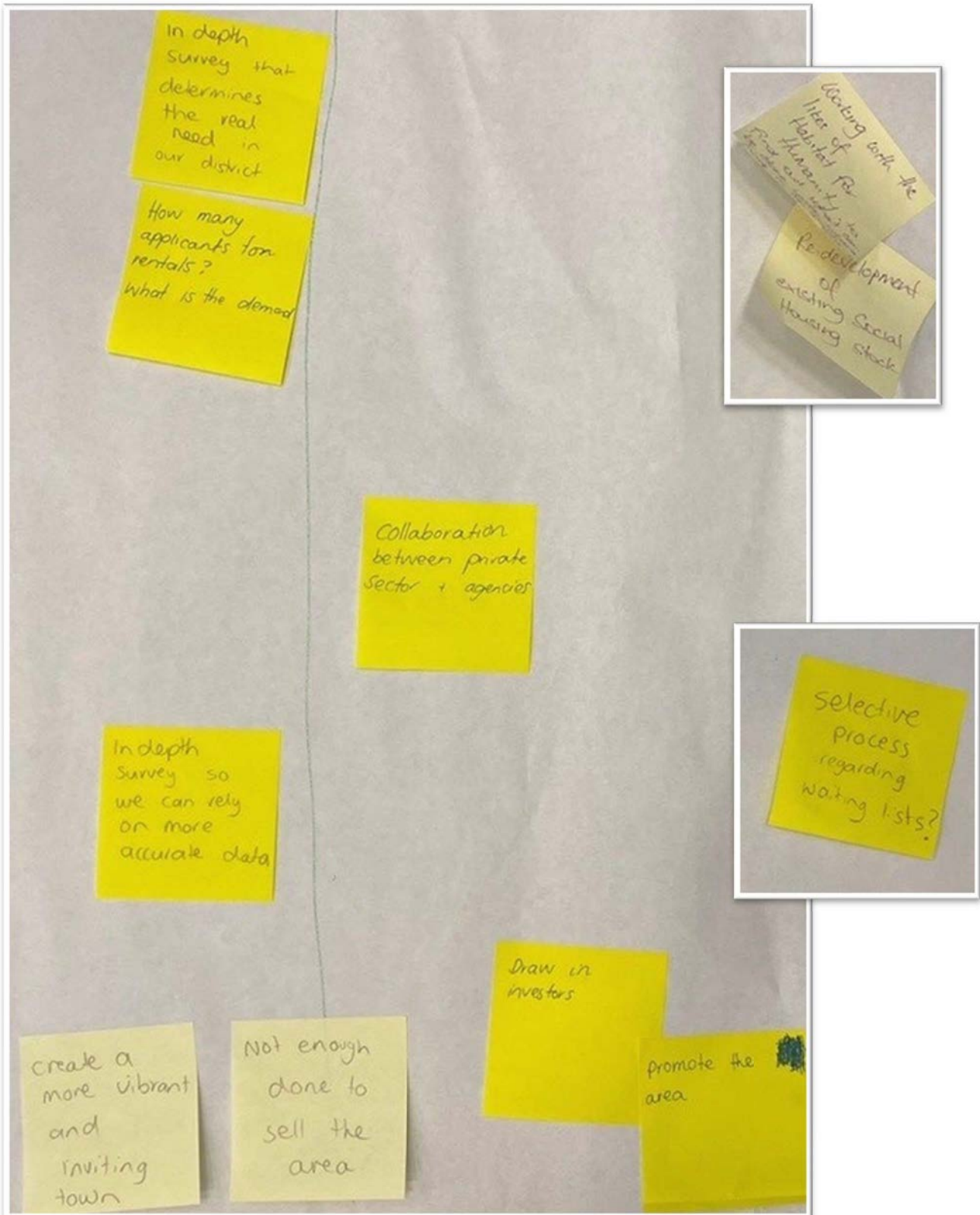
Appendix 2: Exercise 2 – Participant Notes

Action we are taking	Timing
Improving the ability for people to understand how to buy a home / access support & assistance.	
↳ Education of support & options.	
Improve access to services.	
Approach local Businesses who would fund the development of homes	seed money Rent to own
Improve understanding on what support & funding there is to improve the quality of homes	Council — short term.
Deliver funding support to help improve / remediate homes. - targeted rates	DHD / Te Whenua oia.
→ Investment support in different housing models eg. rent to own - shared equity. - stock	+ Regional Council.
- Budget services	Council - reclaimed through rates - Loans for insulation - especially landlords
Utilise Iwi / Māori land for housing. - examine rules & regs around this.	MSD

- Getting an organisation to the District to explain how funding models etc could work. (i.e. NGOs, developers etc)
- Talk to government to develop a programme of funding to meet a programme of housing. (Mayoral forum).
- Understanding funding tools to the programme of housing (what is needed in the community).

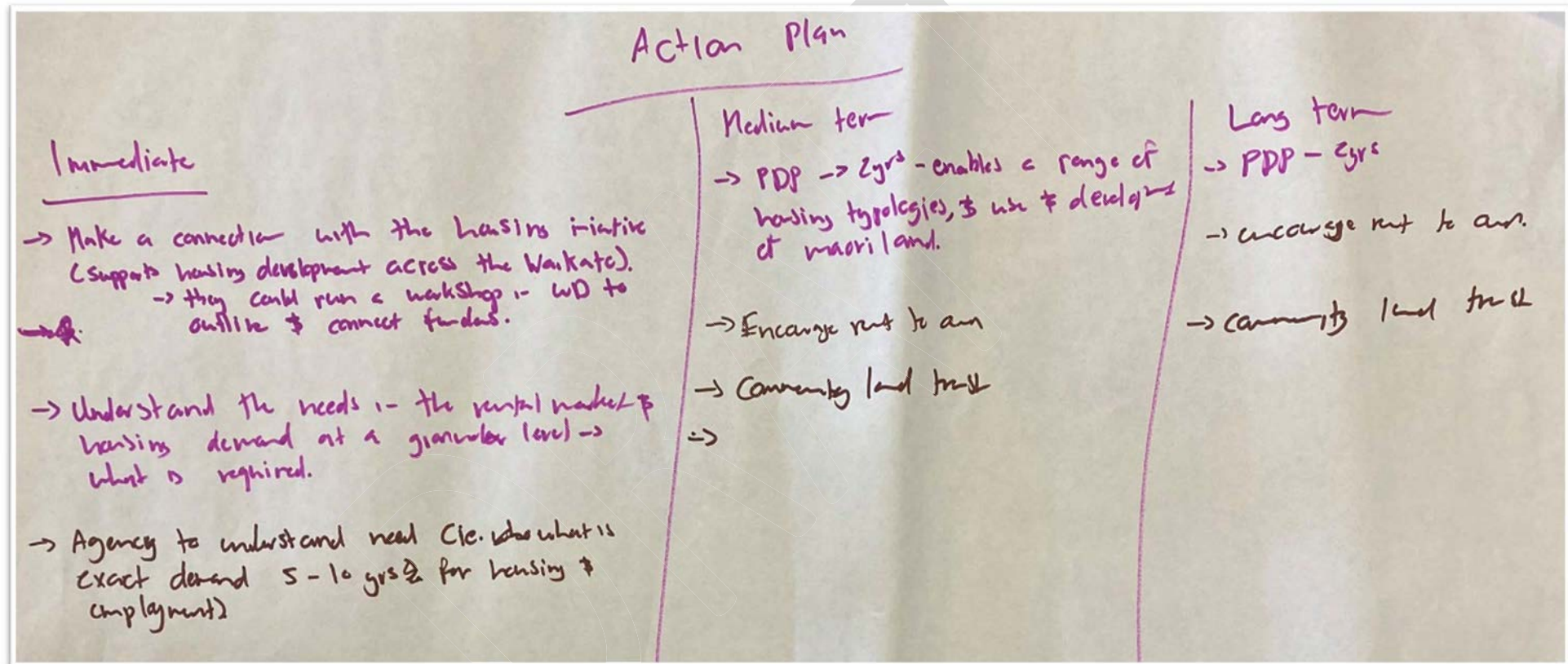


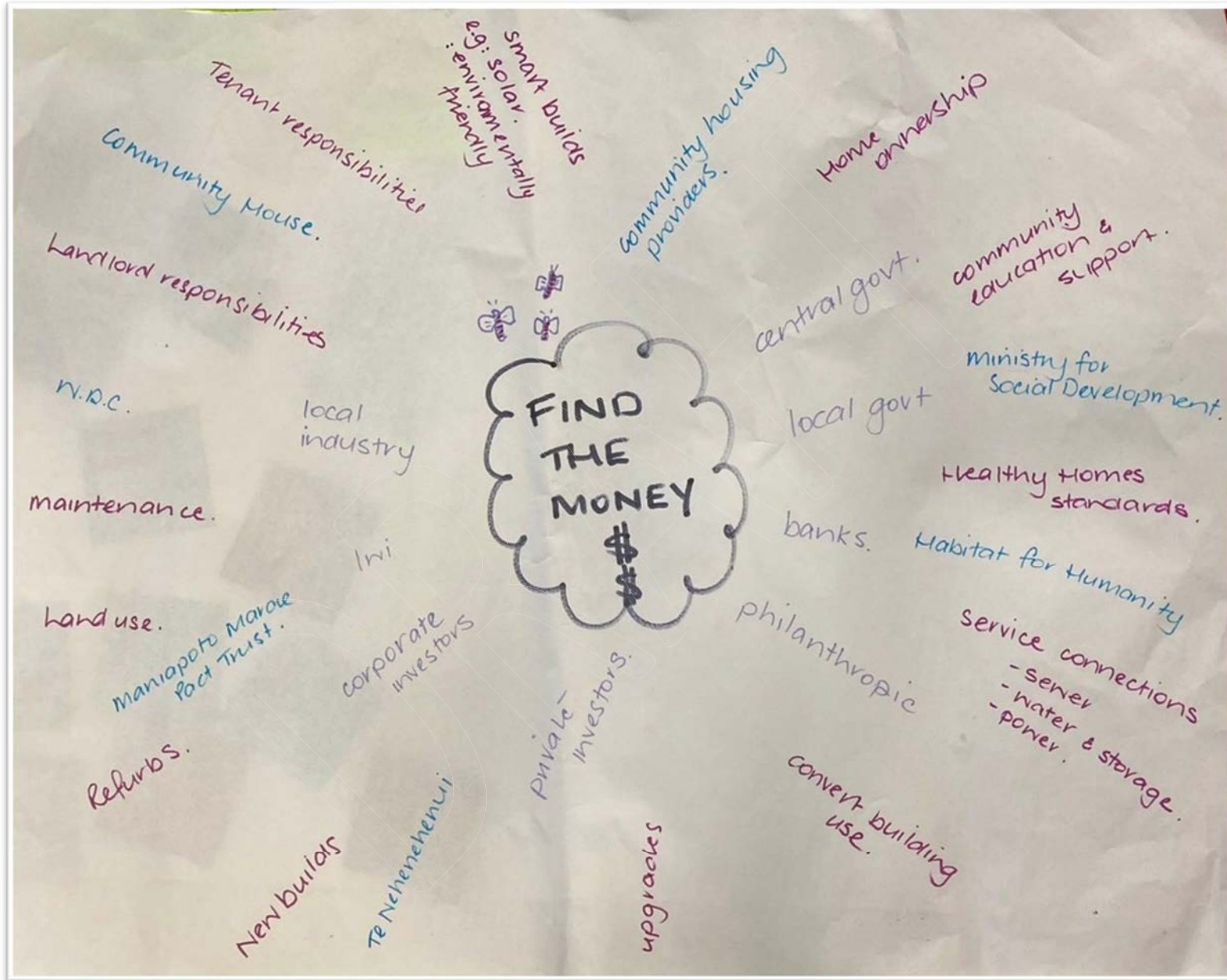




What actions are we taking/ can we take?	Timing	Who
3 Ha Council owned land - correctly zoned/serviced (30+ houses)	Immed	WDC
① Explore & decide how to utilise above for ↑ forever, affordable housing <small>i.e. COMMUNITY HOMES TRUST, S24, DEL CLG or VIA CCO</small>	Immed	WDC & Iwi & other stakeholders
② Kāwhiri Ora to prioritise healthy homes upgrade to complete all 90 homes by 2023 (HHACT)	Short	Kāwhiri Ora
③ Utilisation of whenua māori	Long term RMA	WDC - District Plan review
4 UNDERSTAND FUNDING TOOLS AVAILABLE incl. AFFORDABLE RENTAL GRANTS, TPK support of infrastructure, new Momentum fund	Immed / Short	WDC
↳ LONG TERM FUNDING PROGRAMME TO MATCH LONG TERM HOUSING PROGRAMME	LONG TERM	WDC & Iwi & other stakeholders
IWI & LOCAL GOVERNMENT + CENTRAL GOVERNMENT RELATIONSHIP / MUST WORK IN UNISON TO ACHIEVE ALL OF ABOVE		

Actions ^{(#s} (old homes)	Timing	Who
Could workshop this next.	Immediate	Healthy homes Initiative
	Immediate	Council (/wi / Community organisations
Accreditation of homes eg. add healthy homes rating to LHM	Short	Council





What Action are we Taking	Timing	Who.
<p>Providing: Finance, Funding options, Collective funding. Financial literacy, Budgeting etc. education.</p>	<p>Immediate</p>	<p>WDC & Collaborative with Banks Mortgage brokers, etc. + Community advertising</p>
<p>Independant local Survey. - Housing & Land.</p>	<p>Immediate</p>	<p>WDC to find out what lands available Land ownership.</p>
<p>Progressive planing from land availabilty. Including wider regions.</p>	<p>1-3 years.</p>	
<p>Rezone existing properties. & relocating as needed. + Intensification.</p>	<p>1 year.</p>	

Action	by whom.	Who is involved
<p><u>Stock take of land</u> (Areas) suitable for Housing + quality</p>	<p>③ In, ①, ②, ③. 'The people'</p>	<p>'Council, Leadership' Maintenance in all phases</p>
<p>Enabling legislation ^{Legislation} for developments & Builds.</p>	<p>" "</p>	<p>" " govt. Agencies - change makers. Treaty Ownership claims.</p>
<p>Re-purpose or Re-purpose existing Buildings</p>	<p>Private owners, local Body - Maori land owners.</p>	<p>Community / Communication channels.</p>
<p>Unoccupied homes 'Research' (830 approx.)</p>	<p>Local Body.</p>	<p>More owners, families.. Maintenance ↓ Both pte : govt.</p>
<p>Uplifting Standard of homes. (making it easier)</p>	<p>Councils,</p>	
<p>Where are the opportunities to grow in Waitomo -ie. not fertile lands flood zoning</p>		

Action	Timeline	Who
Land Stocktake. ↳ Infrastructure capacity Stocktake.	Immediate.	Council - Iwi - Other large land owners.
Enabling Policy	Immediate - Short	Council led - Involves community
Needs Analysis ⇒ What do the people need! ↳ Identify ownership model needs. ↳ CHPs - Owner occupied - Rental (Private). Short. Iwi - JV.	Immediate.	Council led.
↳ Identify possible funding partners. ↳ Willing to invest in the community for lower ROI ~ 3-6%.	Short.	Council led - Iwi - CHPs Larger Local Businesses.
<p>Infill housing ⇒ infrastructure capacity</p> <p>⇒ social acceptance</p> <p>⇒ identify homes where buying next door provides density</p> <p>⇒ leverage Kainga ora balance sheet to purchase alongside</p>		

<u>Action</u>	Timing	Who (lead)
Solution for land investment	Short	Council Iwi
Data, knowledge (market), price point	Immediate	WHI Iwi
Develop affordable model for Waitomo eg. 50 homes built to rent (5-10 yrs?)	Short	Council/WHI/Iwi
Co-ordinated group (skills based)	Short	Council/WHI/Iwi
<ul style="list-style-type: none">- audit what's happening now<ul style="list-style-type: none">- workers- seniors- retirement- understand demand- look at efficiencies		Funders, builders

Hamilton

25 Ward Street, Hamilton 3204

PO Box 112, Hamilton 3240

07 838 2887

Tauranga

78 Second Avenue, Tauranga 3110

PO Box 324, Tauranga 3144

07 579 9747

Rotorua

1072 Haupapa Street, Rotorua 3010

PO Box 1027, Rotorua 3040

veros.co.nz

info@veros.co.nz



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projects
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