

## Notice of Meeting:

I hereby give notice that an ordinary meeting of the Dunedin City Council will be held on:

**Date:** Monday 6 May 2019  
**Time:** 9.00 am  
**Venue:** Council Chamber, Top Floor, Municipal Chambers,  
The Octagon, Dunedin

Sue Bidrose  
Chief Executive Officer

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## Council PUBLIC AGENDA

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### MEMBERSHIP

**Mayor**  
**Deputy Mayor**

Mayor Dave Cull  
Cr Chris Staynes

**Members**

Cr David Benson-Pope	Cr Rachel Elder
Cr Christine Garey	Cr Doug Hall
Cr Aaron Hawkins	Cr Marie Laufiso
Cr Mike Lord	Cr Damian Newell
Cr Jim O'Malley	Cr Conrad Stedman
Cr Lee Vandervis	Cr Andrew Whiley
Cr Kate Wilson	

**Senior Officer**

Sue Bidrose, Chief Executive Officer

**Governance Support Officer**

Lynne Adamson

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Lynne Adamson  
Governance Support Officer

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Lynne.Adamson@dcc.govt.nz  
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**Note:** Reports and recommendations contained in this agenda are not to be considered as Council policy until adopted.



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**1 PUBLIC FORUM**

At the close of the agenda no requests for public forum had been received.

**2 APOLOGIES**

There are no apologies.

**3 CONFIRMATION OF AGENDA**

Note: Any additions must be approved by resolution with an explanation as to why they cannot be delayed until a future meeting.

## DECLARATION OF INTEREST

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### EXECUTIVE SUMMARY

1. Members are reminded of the need to stand aside from decision-making when a conflict arises between their role as an elected representative and any private or other external interest they might have.
2. Elected members are reminded to update their register of interests as soon as practicable, including amending the register at this meeting if necessary.

### RECOMMENDATIONS

That the Council:

- a) **Notes/Amends** if necessary the Elected Members' Interest Register attached as Attachment A; and
- b) **Confirms/Amends** the proposed management plan for Elected Members' Interests.

### Attachments

	Title	Page
<a href="#">A</a>	Councillor Register of Interest	7



<b>Council - Register of Interest - current as at 18 April 2019</b>				
<b>Name</b>	<b>Responsibility (i.e. Chairperson etc)</b>	<b>Declaration of Interests</b>	<b>Nature of Potential Interest</b>	<b>Member's Proposed Management Plan</b>
Dave Cull	Trustee	Weller Trust - Property Ownership - Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Chair	Cosy Homes Charitable Trust	Potential grants applicant which would result in pecuniary interest. Duty to Trust may conflict with duties of Council Office	Do not participate in consideration of grants applications. If the meeting is in confidential, to leave the room.
	Director/Shareholder	McMillan Nominees Limited	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Co-President	UCLG (United Cities and Local Governments) - Asia Pacific Region	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Vice President	CLGF (Commonwealth Local Government Forum)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Owner	Popaway Ltd - Property Ownership - Auckland and Tarras	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	President	Local Government New Zealand (LGNZ)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	The Regent Theatre Trust of Otago	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Tertiary Sector Steering Group (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Trustee	Otago Theatre Trust (Council Appointment)	Duties to Trust may conflict with duties of Council Office. Recipient of Council funding	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
David Benson-Pope	Owner	Residential Property Ownership in Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Trustee and Beneficiary	Blind Investment Trusts	Duty to Trust may conflict with duties of Council Office	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Commissioner	District Licensing Committee	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Keep Dunedin Beautiful (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Te Ao Tūroa Partnership (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Teritary Precinct Planning Group (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	New Zealand Labour Party	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Yellow-eyed Penguin Trust	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Chairperson	Dunedin Heritage Fund Committee (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Rachel Elder	Owner	Residential Property Ownership - Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Owner	Rental Property Ownership - Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Greater South Dunedin Action Group	Decisions may be considered on the future of South Dunedin.	Withdraw from discussion and leave the table. If in confidential leave the room. Seek advice prior to the meeting.
	Committee Member	Dunedin Toastmasters Club	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.

Name	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
	Host Parent	Otago Girls High School	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Connect South (Dunedin Council of Social Services) (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Public Art Gallery Society (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Keep Dunedin Beautiful (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Manufacturing Holdings	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Toitū Otago Settlers Museum Board (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Chair	Southern Urban Dunedin Community Response Group	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Café Logic Advisory Group	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Youth Partnership Advisory Group (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Christine Garey	Owner	Residential Property Ownership - Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Trustee	Garey Family Trust - Property Ownership - Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Submitter	2GP	Interest as submitter may conflict with Council responsibilities.	Withdraw from discussion and leave the table. If in confidential leave the room.
	Shareholder	G.T. Gillies Group Limited	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Edinburgh Sister City Society (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Theomin Gallery Management Committee (Council Appointment)	Potential grants applicant which would result in pecuniary interest. Duty to Trust may conflict with duties of Council Office	Do not participate in consideration of grants applications. If the meeting is in confidential, to leave the room.
Doug Hall	Director/Owner	Hall Brothers Transport Ltd	May contract and provide service to DCC	Withdraw from discussion and leave the table. If in confidential leave the room. Seek prior approval from Office of the Auditor General when required.
	Director/Owner	Dunedin Crane Hire	May contract and provide service to DCC	Withdraw from discussion and leave the table. If in confidential leave the room. Seek prior approval from Office of the Auditor General when required.
	Director/Owner	Wood Recyclers Ltd	May contract and provide service to DCC	Withdraw from discussion and leave the table. If in confidential leave the room. Seek prior approval from Office of the Auditor General when required.
	Director/Owner	Dunedin Concrete Crushing Ltd	May contract and provide service to DCC	Withdraw from discussion and leave the table. If in confidential leave the room. Seek prior approval from Office of the Auditor General when required.
	Director/Owner	Anzide Properties Ltd - Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Director/Shareholder	The Woodshed 2014 Limited	May contract and provide service to DCC	Withdraw from discussion and leave the table. If in confidential leave the room. Seek prior approval from Office of the Auditor General when required.
	Owner	Property Ownership - Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Shareholder	Farmlands	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Shareholder	Ravensdown Fertiliser	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.



Name	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
	Shareholder	PGG Wrightson	Currently no likely conflict	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Shareholder	Silver Fern Farms	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Director/Shareholder	Valley View Development Limited	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Shareholder	Geekfix Limited	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Trustee	Hall Family Trust, Invercargill	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Director	Milburn Processing Limited	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Chinese Garden Advisory Board (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Toitū Otago Settlers Museum Board (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Donor of the use of a building free of charge to the group	Fire Brigade Restoration Society	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Financial Donor	Dunedin North Community Patrol	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Donor of the use of a building free of charge to the group	North Dunedin Blokes Shed	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Loan of a four wheel drive truck free of charge to the group for cartage of gravel	Mountainbiking Otago	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Partner	Highland Helicopters	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Cragieburn Reserve Committee (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Aaron Hawkins	Chairperson	Dunedin Fringe Festival	Trust is recipient of DCC grants and a tenant of City Property Management Plan	Withdraw for all Dunedin Fringe Festival Trust and DCC discussions involving this relationship.
	Trustee	West Harbour Beautification Trust	Potential conflict WHBT work with Parks and Reserves to co-ordinate volunteer activities	Withdrawal from all West Harbour Beautification Trust/ DCC discussions involving this relationship.
	Owner	Residential Property Owner - Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Creative Dunedin Partnership (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Public Art Gallery Acquisitions Committee (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Chairperson	Dunedin Refugee Steering Group (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Toitū Otago Settlers Museum Board (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Shareholder	Thank You Payroll	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	West Harbour Community Board	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	District Licensing Committee	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.

Name	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
	Board Member	Otago Museum Trust Board (Council Appointment)	Duties to Trust may conflict with duties of Council Office. Recipient of Council funding	Withdraw from discussion and leave the table. If the meeting is in confidential, leave the room. Seek advice prior to the meeting.
	Contractor	Freelance copywriting and performance contracts	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	ICLEI Oceania Regional Executive	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Green Party	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Marie Laufiso	Trustee	Ivala-Laufiso Family Trust - Property ownership, Dunedin	Duty to Trust may conflict with duties of Council Office	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Trustee	Community Building Trust - Trust Owner of Property 11 Moray Place	Duty to Trust may conflict with duties of Council Office	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Board Member	Otago Mental Health Trust	Potential grants applicant which would result in pecuniary interest. Duty to Trust may conflict with duties of Council Office	Do not participate in consideration of grants applications. If the meeting is in confidential, to leave the room.
	Trustee	Brockville Community Support Trust	Potential grants recipient	Withdraw from discussion and leave the table. If in confidential leave the room. Seek advice prior to the meeting.
	Trustee	Corso Otepoti Dunedin	Potential grants recipient	Withdraw from discussion and leave the table. If in confidential leave the room. Seek advice prior to the meeting.
	Advisor to external supplier for CCH worker	Corstorphine Community Hub Trust (yet to be incorporated)	Potential grants recipient	Withdraw from discussion and leave the table. If the meeting is in confidential, leave the room. Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Manufacturing Holdings	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Age Concern (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Abrahamic Interfaith Group	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Fair Trading Committee	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	National Secretary	Pacifica Incorporated	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Secretary	Arai Te Uru Marae Council	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Green Party	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Otago Settlers Association	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Mike Lord	Trustee	ML and PJ Lord Family Trust - Owner of Residential Properties - Dunedin and Wanaka	Duty to Trust may conflict with duties of Council Office	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Trustee	Otago Rural Support Trust	Duty to Trust may conflict with duties of Council Office	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Trustee	Federated Farmers Charitable Trust	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Trustee	Hereweka Harbour Cones Trust	Potential grants recipient. Duties to Trust may conflict with duties of Council Office.	Withdraw from discussion and leave the table. If the meeting is in confidential leave the room. Seek advice prior to the meeting.
	Member	Dunedin Public Art Gallery Committee	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.

Name	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
	Shareholder	Fonterra	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Shareholder	Silver Fern Farms	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Federated Farmers		Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Director	Mosgiel Rotary Club	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Mosgiel RSA	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	National Party	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Shareholder	Various publicly listed companies	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Strath Taieri Community Board	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Mosgiel Taieri Community Board	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	District Licensing Committee	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Public Art Gallery Society (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Public Art Galley Acquisitions (Council Appointment)	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Damian Newell	Employee	Mediaworks - Dunedin	Duty to Employer may conflict with duties of Council Office	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Coach of Junior Team	Green Island Rugby Club	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Employee/MC	Highlanders Rugby	No conflict identified.	Withdraw from discussion and leave the table. If the meeting is in confidential leave the room. Seek advice prior to the meeting.
	Owner	Residential Property Ownership - Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Gasworks Museum Trust (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Keep Dunedin Beautiful (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Director/Shareholder	Whale and Wasp Limited	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Regent Theatre	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Masters Games Trust Board (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Tertiary Precinct Planning Group (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Jim O'Malley	Owner	Biocentrix Ltd	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Mosgiel Association Football Club	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Okia Reserve Management Committee	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Director	Ocho Newco Limited	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.

Name	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
	Member	Road Safety Action Plan (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Owner	Residential Property Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Owner	Ayrmed Limited	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Tertiary Precinct Planning Group (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Waikouaiti Coast Community Board	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Ice Sports Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Otago Regional Transport Committee (Alternate Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Manufacturing Holdings	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Conrad Stedman	Owner	Residential Property Ownership in Dunedin and Cromwell	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Owner	Residential rental properties in Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Sales Manager	L J Hooker	Possible Conflict with sale of Council property/land if the Employer is acting on behalf of Council.	Withdraw from discussion and leave the table. If the meeting is in confidential, leave the room. Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Saddle Hill Community Board	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Director/Shareholder	Booman Investments Limited	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Tertiary Precinct Planning Group (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Director	No Regrets Rocking Chair Ltd T/A Dentistry on Musselburgh	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Chris Staynes	Chairman	Cargill Enterprises	Contractor and service provider to DCC	Withdraw from discussion and leave the table. If the meeting is in confidential leave the room.
	Director	Wine Freedom	Supplier to DCC	Withdraw from discussion and leave the table. If the meeting is in confidential leave the room.
	Patron	Otago Model Engineering Society	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Balmacewen Lions Club	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Trustee	Otago Southland Manufacturers Association Trust	Possible co-funder of ED project. Duties to the Trust may conflict with duties of Council	Withdraw from discussion and leave the table. If the meeting is in confidential leave the room. Seek advice prior to the meeting.
	Deputy Chair	Cancer Society of Otago/Southland	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	President	Patearoa Golf Club	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Trustee	CJ and CA Staynes Family Trust - Property Owner - Dunedin and Patearoa	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Director	George Street Wines Limited	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Board Member	Otago Museum Trust Board (Council Appointment)	Duties to Trust may conflict with duties of Council Office. Recipient of Council funding	Withdraw from discussion and leave the table. If the meeting is in confidential, leave the room. Seek advice prior to the meeting.



Name	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
	Member	Dunedin Shanghai Association (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Trustee	Theomin Gallery Trust (Council Appointment)	Duties to Trust may conflict with duties of Council Office. Recipient of Council funding	Withdraw from discussion and leave the table. If the meeting is in confidential, leave the room. Seek advice prior to the meeting.
	Chairman	Grow Dunedin Partnership (Council Appointment)	Duties may conflict with duties of Council Office. Recipient of Council funding	Withdraw from discussion and leave the table. If the meeting is in confidential, leave the room. Seek advice prior to the meeting.
	Director/Shareholder	Saddle Hill Investment Trust Limited	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	NZ Association of Amateur Radio and Transmitters	No conflict identified	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Committee Member	Dunedin Shanghai Association (Council Appointment)	Duties may conflict with duties of Council Office. Recipient of Council funding	Withdraw from discussion and leave the table. If the meeting is in confidential, leave the room. Seek advice prior to the meeting.
Lee Vandervis	Director	Lee Vandervis, Antonie Alm-Lequeux and Cook Allan Gibson Trustee Company Ltd - Residential Property Ownership - Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Director	Bunchy Properties Ltd - Residential Property Ownership - Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Owner	Vandervision Audio and Lighting - Hire, Sales and Service Business	May contract and provide service to DCC	Withdraw from discussion and leave the table. If the meeting is in confidential leave the room. Seek advice prior to the meeting.
	Member	District Licensing Committee	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Council Appointee	Dunedin Symphony Orchestra	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Heritage Fund Committee (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Roading and Infrastructure Collaboration in the South of the South Island (Alternate Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Andrew Whiley	Owner/Operator	Whiley Golf Inc and New Zealand Golf Travel Ltd	No conflict identified.	Withdraw from discussion and leave the table. If the meeting is in confidential leave the room. Seek advice prior to the meeting.
	Director/Shareholder 22 May 2017	Estate of Grace Limited	No conflict identified.	Withdraw from discussion and leave the table. If the meeting is in confidential leave the room. Seek advice prior to the meeting.
	Trustee	Japek (Family Trust) - Property Ownership - Dunedin	Duties to Trust may conflict with duties of Council Office.	Withdraw from discussion and leave the table. If the meeting is in confidential, leave the room. Seek advice prior to the meeting.
	Member	Otago Golf Club	No conflict identified	Withdraw from discussion and leave the table. If the meeting is in confidential, leave the room. Seek advice prior to the meeting.
	Member	Dunedin South Rotary Club	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Board Member	New Zealand Professional Golfers Assn	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Spokes Person	Pro Gas Otago	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Institute of Directors	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	National Party	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.

Name	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
	Member	Otago Peninsula Community Board	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Chairman	Volunteering Otago	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Otaru Sister City Society (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Dunedin Public Art Gallery Society (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Puketai Residential Centre Liaison Committee (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Kate Wilson	Chair	Otago Central Rail Trail Charitable Trust	Duties to Trust may conflict with duties of Council Office. Recipient of Council funding	Withdraw from discussion and leave the table. If the meeting is in confidential leave the room. Seek advice prior to the meeting.
	Shareholder	Strathburn Limited Farm Leasee	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Lay Canon	St Pauls Cathedral Greater Chapter	No conflict identified.	Withdraw from discussion and leave the table. If the meeting is in confidential leave the room. Seek advice prior to the meeting.
	Secretary	Middlemarch Swimming Club	Funder for pool	Withdraw from discussion and leave the table. If the meeting is in confidential leave the room. Seek advice prior to the meeting.
	Board Member	Otago Museum Trust Board (Council Appointment)	Duties to Trust may conflict with duties of Council Office. Recipient of Council funding	Withdraw from discussion and leave the table. If the meeting is in confidential, leave the room. Seek advice prior to the meeting.
	Chair	Strath Taieri Agriculture and Rural Tourism Trust	Umbrella Charitable Trust - some parts may get grants	Withdraw from discussion and leave the table. If the meeting is in confidential leave the room. Seek advice prior to the meeting.
	Member	Craigieburn Reserve Committee (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Tertiary Precinct Planning Group (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Otago Regional Transport Committee (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Member	Roading and Infrastructure Collaboration in the South of the South Island (Council Appointment)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Committee Member	Strath Taieri Community Centre	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Trustee	Predator Free Dunedin	Duties to Trust may conflict with duties of Council Office. Recipient of Council funding	Withdraw from discussion and leave the table. If the meeting is in confidential, leave the room. Seek advice prior to the meeting.
	Member	Mahinerangi Catchment Environment	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	Board Member	Otago Hockey Association	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.

## DECLARATION OF INTEREST

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### EXECUTIVE SUMMARY

1. Members are reminded of the need to stand aside from decision-making when a conflict arises between their role as a staff member and any private or other external interest they might have.
2. Staff members are reminded to update their register of interests as soon as practicable, including amending the register at this meeting if necessary.

### RECOMMENDATIONS

That the Council:

- a) **Notes** the Executive Leadership Team's Interest Register attached as Attachment A.

### Attachments

	Title	Page
<a href="#">A</a>	ELT Register of Interest	17





<b>Executive Leadership Team - Register of Interest - current as at 17 April 2019</b>					
<b>Name</b>	<b>Date of Entry</b>	<b>Responsibility (i.e. Chairperson etc)</b>	<b>Declaration of Interests</b>	<b>Nature of Potential Interest</b>	<b>Member's Proposed Management Plan</b>
Sue Bidrose	20/10/2016	Director	Wise Trust Management Services	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Vice President	Society of Local Government Managers	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	Permanent External Advisory Committee (PEAC) for CAPABLE NZ	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	University of Otago Department of Marketing Industry Advisory Board	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Owner	Residential property Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	11/12/2017	Member	Kev Jarvis Builders - work done on private residence	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	18/07/2018	Regional Vice President	Student Code of Conduct Committee, University of Otago Southern Hemisphere Regional Vice President, International City Management Association (ICMA)	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Sandy Graham		Owner	Residential property Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Owner	Residential property Patearoa	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	SOLGM Democracy and Governance Support Working Party	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	12/02/2019	Delegation holder	Second Generation District Plan (2GP) Authority to Resolve Appeals on behalf of Council	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	06/03/2018	Member	Otago Chamber of Commerce Board	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	19/09/2018	Trustee	Trustee of the Taieri Airport Facilities Trust	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Simon Pickford	16/08/2017	Owner	Residential property, Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	SOLGM Regulatory Reference Group	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Marian Rillstone		Owner	Residential property, Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	South Dunedin Catholic Pastoral Area	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	Otago Rowing Club	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	09/07/2018	Member	Society of Local Government Managers	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	11/02/2019		Streamline Developments Ltd - building company engaged for house maintenance	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Dave Tombs		Tenant	12 month rental property with Harcourts	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	Society of Local Government Managers	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.

Executive Leadership Team - Register of Interest - current as at 17 April 2019					
Name	Date of Entry	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
	26/10/2018	Director	Golden Block Investments Ltd	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
John Christie		Client	Personal accountant - PricewaterhouseCoopers	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Trustee	Knox College and Salmond College	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	LGNZ Policy Advisory Group	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Member	Economic Development Agencies New Zealand	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Wife is a member	Taieri Community Facilities Playground Trust	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Shareholder	Auckland International Airport Ltd	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Shareholder	Saddlehill Investment Trust Ltd	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Shareholder	Fisher & Paykel Healthcare Corp Ltd	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Shareholder	Mercury Energy	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Shareholder	GeoOp Ltd	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Shareholder	Orion Health Group Ltd	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Shareholder	Foley Family Wines	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Shareholder	Pacific Edge Biotech	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Shareholder	ResMed Inc	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Shareholder	Santos Ltd	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Shareholder	Genesis Research & Development Corp Ltd	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Owner	Residential Properties Mosgiel	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	15/09/2017	Trustee	Diversity Works NZ	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	09/07/2018	Member	Society of Local Government Managers	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
Simon Drew		Owner	Residential property Dunedin	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Chartered Member	Engineering New Zealand	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
		Judge	ACENZ (Association of Consulting Engineers NZ) Innovate Awards Judge	ACENZ have own conflict of interest policies.	Would not be allowed to judge a DCC project.

Executive Leadership Team - Register of Interest - current as at 17 April 2019					
Name	Date of Entry	Responsibility (i.e. Chairperson etc)	Declaration of Interests	Nature of Potential Interest	Member's Proposed Management Plan
	17/04/2019	Member	Society of Local Government Managers	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.
	17/04/2019		South Coast Builders engaged to carry out work on property	No conflict identified.	Seek advice prior to the meeting if actual or perceived conflict of interest arises.



## REPORTS

### MAYORS TASKFORCE FOR HOUSING, HOUSING ACTION PLAN FOR DUNEDIN 2019 - 2039

Department: Community and Planning

#### EXECUTIVE SUMMARY

- 1 The Council has been asked by the Mayor's Task Force for Housing (MTFH) to take a stewardship role in the implementation of a Housing Action Plan for Dunedin 2019-2039 (Housing Action Plan) (Refer Attachment A).
- 2 MTFH was formed at the DCC's request in late April 2018 to assist in better identifying and addressing the city's housing issues. The MTFH is a multisector group representing the Council, community housing providers, social service agencies, government departments, public health, commercial property managers and Rūnaka.
- 3 The Taskforce produced an Interim Report to Council in November 2018. Organisations and individuals with expertise in the provision of housing have been invited to share their expertise and knowledge with the MTFH since its inception.
- 4 The MTFH has called upon all stakeholders with an interest / responsibility for housing to work collaboratively on actions to address the city's current and future housing issues. It also advocates for Council to steward the implementation of the Housing Action Plan for Dunedin.
- 5 Council is asked to consider including in the Annual Plan 2019/20 a budget of \$130,000 per annum for the next two financial years to coordinate and implement DCC-related actions from the Housing Action Plan.

#### RECOMMENDATIONS

That the Council:

- a) **Notes** the actions outlined within the Mayor's Taskforce for Housing; Housing Action Plan for Dunedin 2019-2039.
- b) **Decides** to take a stewardship role in implementing and advocating for the Housing Action Plan for Dunedin 2019-2039 and requests staff to undertake further work to develop a detailed work programme by September 2019.
- c) **Supports** the inclusion of \$130,000 per annum in the Draft Annual Plan for the next two financial years, to coordinate and implement DCC-related actions in the Housing Action Plan for Dunedin 2019-2039, for further consideration by Council at the Annual Plan deliberations.

## **BACKGROUND**

- 6 The factors contributing to current and anticipated housing issues in the city, including housing shortage, affordability, increase in demand and housing quality, were outlined in the MTFH Interim Report, 26 November 2018. (Refer Attachment B). When Council considered this report, they resolved the following:

*Moved (Cr Aaron Hawkins/Cr David Benson-Pope):*

*That the Council:*

1. **Notes** the interim report from the Mayor's Taskforce for Housing (MTFH);
2. **Adopts** the initial recommendations of the MTFH, to be prioritised during the development of a Dunedin Housing Action Plan (DHAP); and
3. **Notes** that there was currently insufficient resourcing available for the DHAP to progress as required, and would need to be considered as part of the Annual Plan 2019/20.

### **Division**

*The Council voted by division:*

*For: Crs David Benson-Pope, Rachel Elder, Christine Garey, Doug Hall, Aaron Hawkins, Marie Laufiso, Mike Lord, Damian Newell, Jim O'Malley, Chris Staynes, Conrad Stedman, Kate Wilson, Andrew Whiley and Dave Cull (14).*

*Against: Cr Lee Vandervis (1).*

*The division was declared CARRIED by 14 votes to 1*

### **Motion carried (CNL/2018/001)**

- 7 This report seeks to give effect to the resolution passed at the November 2018 meeting, through proposing the provision of a budget to be included in the Annual Plan process.

## **DISCUSSION**

- 8 Since that report, there has been a continued increase in the cost of housing in the city. Two sources of data are quoted below.
- 9 Quotable Value (QV) reported continuing strong demand in Dunedin by investors for residential properties. The average sale price for October 2018 was \$422,674; a yearly change of +10.5%. For the March 2019 quarter, the latest QV figures show an increase of 3.7% with the average price now \$451,199.
- 10 In February 2019, CoreLogic reported Dunedin's property market had another strong year in 2018, with average values up by 11.2%. In the past four years, values have risen by 48.8%, an increase of \$142,683, from \$292,220 to \$434,903.
- 11 The Dunedin Housing Summit was held on 28 February to inform stakeholders about the big picture for the housing sector. The Summit attracted 150 registered participants and resulted in increased understanding of the work local and central government, and housing developers are undertaking to address housing issues across the country. It also provided an opportunity for stakeholders to connect with others in the sector.
- 12 Feedback from the Dunedin Housing Summit has been reflected in the MTFH Housing Action Plan. A follow-up discussion with developers on housing options is proposed before the end of May. This is being arranged by staff in liaison with central government agencies.

- 13 The MTFH ratified the Housing Action Plan at its final meeting on 15 April 2019. The Housing Action Plan for Dunedin 2019-2039 provides 16 actions under themes of: Healthy Housing, Promote Healthy Homes across all tenures; Planning, Leadership to Deliver Community Outcomes; and Delivery, Building Homes to Meet Community Need for both council and other stakeholders to implement actions to address the housing needs in the city.

## **OPTIONS**

- 14 Some actions within the Housing Action Plan are multi-layered; ranging from advocacy to substantial pieces of work such as a Housing Needs Assessment and scaling up community housing trust provision.
- 15 The 16 actions are intended to guide key stakeholders, Council and the wider community in meeting the city's long-term housing needs.
- 16 Staff need time to complete an analysis of the actions and recommendations within the Housing Action Plan and produce a work programme after considering which operational area is best able to deliver the agreement for DCC-related actions. Updates and progress would be presented to Council.
- 17 In anticipation of the work programme, Council is asked to consider including a budget of \$130,000 to allow coordination of the DCC related Housing Action Plan work. This may be a Fixed term staff member with some budget for contracted services or it may be delivered differently. These decisions will be made operational as the DCC-related work programme is developed.

### **Option One – Recommended Option**

- 18 That Council takes a stewardship role in implementing the Housing Action Plan Dunedin 2019 – 2039 and includes a budget of \$130,000 per annum for the next two financial years in the Annual Plan to coordinate and implement DCC-related actions from the Housing Action Plan for Dunedin 2019-2039.

#### *Advantages*

- Council will have adequate resourcing to complete an analysis and work programme by September 2019.
- A specific budget would align with the active role Council is taking to address housing issues. Business as usual work for existing staff will not be affected.
- Allows for procurement of specialist skills not available within the existing staff resources, if required.

#### *Disadvantages*

- There is currently no budget provided in the 2019/20 draft budgets.

### **Option Two – Leadership of the Housing Action Plan without additional budget**

- 19 That Council takes a stewardship role in implementing the Housing Action Plan Dunedin 2019 – 2039, with staff reprioritising work and finding resource within existing budgets to coordinate and implement DCC-related actions from the Housing Action Plan for Dunedin 2019-2039.

#### *Advantages*



- There is no additional budget required.

*Disadvantages*

- Actions identified within the Housing Action Plan, which can support short, mid-term and long-term housing solutions, may not be able to be achieved within anticipated timeframes due to business as usual work pressures
- Leadership on actions will be difficult to demonstrate given existing staff commitments and lack of spare capacity.
- Potential delays to business as usual projects and programmes, if staff have to reprioritise their business as usual tasks to concentrate on the actions of the Housing Action Plan.
- Potential delays in development and delivery of a Housing work programme.

**Option Three – Council does not agree to steward the Housing Action Plan**

- 20 The Council chooses not to take up the stewardship role requested by the MTFH in implementing the Housing Action Plan Dunedin 2019 – 2039.

*Advantages*

- No additional funding required.

*Disadvantages*

- Risk of a perception by MTFH members and other housing stakeholders that Council is not committed to addressing housing issues within the city.
- Likelihood that without adequate leadership, the work undertaken by the MTFH during the past year will not gain sufficient traction within the community and with national stakeholders without Council leadership.
- Potential deferral of other priority work within the Community Development work programme including place base and community development support.

**NEXT STEPS**

- 21 If Council approves the inclusion of the budget in the Draft Annual Plan, then this request will be further considered as part of the Annual Plan deliberations process commencing 27 May 2019.
- 22 If Council decides at deliberations to include the proposed budget in the Annual Plan, a work programme will be developed, and suitable resource identified to progress implementation of the plan. The work programme would be reported back to Council later this calendar year. project coordinator will be appointed to work with the cross-Council staff working group on housing and lead development of a work programme to be presented to Council later in 2019. The Housing Action Plan would also be presented to central government and local stakeholders for their consideration and input.

**Signatories**

Author:	Paul Coffey - Community Advisor Joy Gunn - Manager Events and Community Development
Authoriser:	Nicola Pinfold - Group Manager Community and Planning Sandy Graham - General Manager City Services



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**Attachments**

	<b>Title</b>	<b>Page</b>
<a href="#">A</a>	Dunedin Housing Action Plan Final	28
<a href="#">B</a>	Mayors Taskforce For Housing; Interim Report, 26 November 2018	55

## **SUMMARY OF CONSIDERATIONS**

### ***Fit with purpose of Local Government***

This decision enables democratic local decision making and action by, and on behalf of communities.

### ***Fit with strategic framework***

	Contributes	Detracts	Not applicable
Social Wellbeing Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Economic Development Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environment Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Arts and Culture Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 Waters Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spatial Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Integrated Transport Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other strategic projects/policies/plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The MTFH and Housing Action Plan consider housing needs and make recommendations relating to the city's housing needs, which align primarily with the Social Wellbeing, Spatial Plan and 3 Waters Strategies. The recommendations also align with the Economic Development and Integrated Transport Strategies.

### ***Māori Impact Statement***

Mana Whenua have a representative on the MTFH to keep all parties informed. Maori and Pasifika peoples are identified as being over represented within the group needing public housing.

### ***Sustainability***

Ensuring there is adequate healthy housing which meets the needs of all residents means the city can sustain residents' quality of life, economically, socially and from a health perspective.

### ***LTP/Annual Plan / Financial Strategy /Infrastructure Strategy***

This report seeks the inclusion of \$130,000 in the 2019/20 Annual Plan to implement the Housing Action Plan. This is not currently provided for in the Annual Plan or Long-Term Plan.

### ***Financial considerations***

As noted above, the Housing action Plan is currently unbudgeted.

### ***Significance***

This decision to allocate additional resourcing for housing actions has been assessed under the Council's Significance and Engagement Policy as being of low significance. There is however a high degree of public interest in the issue.

### ***Engagement – external***

The MTFH comprises stakeholders from local Rūnaka, central government, health, social sector organisations, property managers, the University of Otago and Community Housing Aotearoa. The Dunedin Housing Summit 28 February 2019 was attended by 150 interested parties representing developers, land owners, social housing providers, local and central government organisations and businesses. The Summit provided a mechanism for gathering feedback on challenges and opportunities in addressing the city's housing needs.

## SUMMARY OF CONSIDERATIONS

### ***Engagement - internal***

There has been wide cross council discussions on housing and the development of the Housing Action Plan, including with Building Services, Property, Planning, Policy, Enterprise Dunedin, Customer Services, Marketing and Communications, Roading, 3 Waters, and Community Development.

### ***Risks: Legal / Health and Safety etc.***

There are no known risks.

### ***Conflict of Interest***

There are no known conflicts of interest.

### ***Community Boards***

There are no specific implications for Community Boards, although the actions are likely to be interest to Community Boards.



## Mayor's Taskforce for Housing

### Housing Action Plan for Dunedin 2019-2039

April 2019



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Recommendations .....	13
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Appendix 2: Taskforce for Housing Members .....	24
Appendix 3: Cities for Adequate Housing Declaration.....	25

## Introduction

Housing is among our nation's most critical problems and not just in our largest city, Auckland. It is becoming a critical issue for Dunedin too; from health, economic development and community well-being perspectives.

Dunedin is now classified as a medium-growth city. Demand for homes has increased with a rising population and increasing construction worker numbers. Some homes that might otherwise be rented are being turned into visitor accommodation.

Supply of housing has not kept pace with the increase in population, and house and rental prices have risen accordingly. It is difficult for lower income families to get into any home at a reasonable price.

Compounding this still is the poor quality of some of our city's older housing – particularly rental houses. Cold, damp housing continues to contribute to Dunedin hospital admissions.

The economic downside is that businesses and workers will not come to a city with nowhere adequate to live.

Upcoming major developments; the hospital re-build and several University projects, will require more out-of-town construction and related workers. This increased demand is expected to compound the large waiting lists for social housing, creating the perfect housing storm.

By working together, we can create a city which maintains sustainable growth while also providing available, affordable and quality homes, with equitable access, for the whole community.

This is why the Mayor's Taskforce for Housing was convened in April 2018. To bring forward the actions and solutions that will see our City avoid the crisis that has plagued other centres.

This report presents 16 recommended action points to ensure affordable and accessible healthy homes for our people living in Dunedin, especially for those needing social and emergency housing. The Taskforce calls upon all concerned parties to work together to address these action points.

### Purpose of the Taskforce

The Mayor's Taskforce for Housing (the Taskforce) was established to provide recommendations to guide key stakeholders and the wider community in meeting the city's long-term housing needs and Community Outcomes related to housing.

It's acknowledged that a housing shortage already exists within Dunedin and that, if this issue is not addressed, it could result in a housing crisis. It is also understood that quality of housing needs improvement.

The Mayor's Taskforce for Housing is a multi-sector group with members chosen specifically for knowledge and experience of housing and strategies that can address housing needs. The Taskforce can request input from other organisations or individuals working within specific areas of the sector. Full Terms of Reference for the Mayor's Taskforce for Housing and its membership are listed Appendix 1.

## Executive Summary

Dunedin City is experiencing major changes in housing affordability. There is a mix of changing demographic, economic and social factors resulting in challenges for residents to find secure, warm, safe and dry homes. Some of these factors are demographic changes such as an aging population, refugee resettlement, increasing migration from the North Island and overseas and changes to average household sizes. Estimated population growth of 1,900 people over the 2017/2018 year, and 1,800 people over the 2016/2017 year, shows two years of a sharp rise in population compared with an average of 290 new residents per year during the prior decade.

The quality of housing in Dunedin is a concern, with a relatively older housing stock that is less likely to be insulated. There is a very limited supply of units of houses that are suitable sized and designed for older persons and those with physical or sensory disabilities.

With rising rents and house prices, fewer residents are able to access a home. There are minimal options in Dunedin for suitable short-term emergency accommodation. Lack of flexibility in tenure is a complication for people with mental health issues, people with physical and sensory disabilities and older people (e.g. when moving from hospital care or supported to independent living).

The Taskforce estimates that around 440 households are experiencing high housing stress, overcrowding, and periods of homelessness. Demand is growing with both the MSD Social Housing Register and the Dunedin City Council waitlist increasing over the past year. Taskforce members providing front-line services to families and individuals in high-need and facing severe rental stress seeking an affordable rental solution, report increasing demand for their services.

Supply of new affordable homes is pressured, with only 55 new Social Housing places currently funded for Dunedin in the Ministry of Housing & Urban Development's Public Housing Plan during the next four years. There are few currently planned rental units, where the rent would be affordable to a person earning minimum wage or a benefit (estimated at \$250/pw). Estimated population growth is the highest expected in at least 20 years; and it's projected the city therefore needs to build about 750 homes every year, instead of the 340 - 360 currently being built.

In Dunedin, the median household income for the year ending December 2018 was approximately \$71,500, with a median house price of \$408,500. Currently Dunedin is at the early stages of unaffordability – with a median house price of 5.7 times the median household income.

The Taskforce recognises the vision of Dunedin - that Dunedin is one of the world's great small cities. The recommendations and actions in this report contribute to this vision and also to the strategic priorities and principles of the Dunedin City Council Strategic Framework.

The Taskforce believes that Dunedin as a community must work together to support the city's vision. By bringing together our skills, resources and knowledge we can define and deliver a Dunedin response to the housing challenges being faced. The Taskforce proposes the following set of actions based on the information gathered



over the past year. The actions are designed to address the following priorities set out in the Terms of Reference:

- Social housing
- Emergency housing
- Affordable housing
- Healthy housing

**1. Healthy Housing Recommendations: Promote Healthy Homes across all tenures.**

- Action 1.1 **Advocate for incentives to landlords to improve habitability and security of tenure.**
- Action 1.2 **Continue investment in the Cosy Homes Charitable Trust and the Warm Dunedin Targeted Rate programme.**
- Action 1.3 **That Dunedin City Council show leadership in enabling the development and delivery of more affordable rental housing in Dunedin.**
- Action 1.4 **The Council becomes a member of the 'Cities for Adequate Housing' and implements housing as a human right and ends homelessness in Dunedin.**

**2. Planning Recommendations: Leadership to Deliver Community Outcomes**

- Action 2.1 **That Dunedin City Council completes a Housing Needs Assessment.**
- Action 2.2 **Utilise and encourage new technology and construction methods.**
- Action 2.3 **That Council adopts a policy and develops tools to facilitate use of publicly owned land for affordable housing.**
- Action 2.4 **That Council adopts a policy and develop tools to ensure new developments help meet Dunedin's social and affordable housing needs.**
- Action 2.5 **That Council designate a Housing Navigator/Facilitator to assist residential developers navigating the resource and building consent processes.**

**3. Delivery Recommendations – Building Homes to Meet Community Need**

- Action 3.1 **Scale up community housing trust provision.**
- Action 3.2 **Joint procurement strategy for high quality, affordable homes.**
- Action 3.3 **Prioritise the accessibility of housing to those most in need.**
- Action 3.4 **That Central Government, Council and other parties explore 10 year funding and procurement plans.**
- Action 3.5 **Advocate for direct Central Government capital investment.**
- Action 3.6 **Income Related Rent and Accommodation Supplement review.**
- Action 3.7 **That Council contribute to any reviews of the Building Act.**

The Taskforce encourages Council to adopt the report and to develop an Action Plan to implement the recommendations. The Taskforce believes the collaborative approach used to date should be continued. While Council has a central role to play, it cannot deliver everything alone.

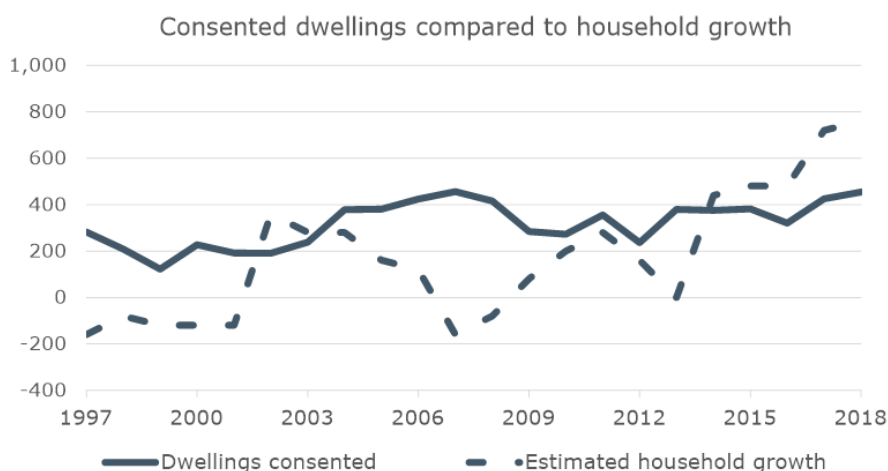
## Context

### *Demographic Change*

Forecast demographic changes such as aging population, refugee resettlement, migration from the North Island and overseas, and changes to average household sizes mean that a more diverse range of dwelling types will be needed. The significant increase in the 65+ age group will have a considerable impact on the future of housing in Dunedin.

### *Household Growth*

Dunedin is now considered a medium growth city<sup>1</sup>. Estimated population growth of 1,900 people over the 2017/2018 year, and 1,800 people over the 2016/2017 year, shows two years of a sharp rise in population compared with an average of 290 new residents per year during the prior decade. Yet during the past two years only 360 homes and 355 homes (respectively) were built. While the City has had a housing quality issue for decades, now it also has a shortage of new supply, in part responsible for declining housing affordability.



NOTE: Population growth of 1,900 people converted to 800 households (rounded). Also, data on consented dwellings differs slightly from number of homes built within an annual period.

<sup>1</sup> Dunedin was re-categorised as a medium growth area in November 2017 as a result of new population projections from Statistics New Zealand. This triggered **new requirements** under the National Policy Statement – Urban Development Capacity, which can be sorted into **monitoring, assessing capacity, and responding**.

#### *Quality of Housing Stock*

Dunedin has relatively older housing stock. This means it is less likely to be insulated or retrofitted to be suitable for all, and especially those with physical disabilities, the aged, as well as young families. Poor quality housing is often linked as a contributor to poor health. It may also cause financial hardships as the need for heating as well medical treatment becomes excessive.

#### *Size of Housing*

With an aging population there is predicted to be significant demand for suitably sized houses from 1-2 person households. There is also evidence that there is demand for larger homes from Māori and Pāšifiki families and some migrants.

#### *Design, Location, and Access*

There is a very limited supply of units of houses that are suitable sized and designed for older persons and those with physical or sensory disabilities. This is increasingly linked to the mismatch with Dunedin household sizes described above. Other desirable features that may be missing include location on the flat; easy access into and around the home; off-street car parking; access to public transport routes, support services and amenities such as shops.

#### *Emergency Housing*

It has been identified that there is a shortfall in the provision of Emergency Housing. There are few options in Dunedin of suitable short-term emergency accommodation. There is no provision of emergency housing for women (except those supported by Women's Refuge), youth, and few suitable options exist for transients. For people with mental health issues crisis respite services are available, however there is a lack of supported medium term accommodation.

#### *Tenure and Eligibility Issues*

Lack of flexibility in tenure is a complication for people with mental health issues, people with physical and sensory disabilities and older people (e.g. when moving from hospital care or supported to independent living). Lack of flexibility may also result from allocation policies which restrict who may access social housing options. For instance, people who fall just outside eligibility criteria such as age thresholds. Allowing more flexibility may result in more efficient and fair allocation.

#### *Affordability and Hardship*

A number of groups including older people, low-income individuals and families, those with physical and sensory disabilities, people with mental health issues and their families are facing issues of housing affordability, sustainability and supply. High rental costs and high energy costs, often associated with poor quality housing, are a significant burden for these groups.

#### *A need for measures that incentivise new supply and improve existing stock*

The Taskforce recognised that attention is needed to bring our current housing stock into better shape and to meet the current and future needs of the city's renters and first home buyers. Dunedin will thrive if a significant proportion of the new build housing stock is affordable, accessible, offers security of tenure, is in locations with good

access to services, is culturally appropriate, and performs well above the basic habitability requirements.

On housing quality, the efforts of the Cosy Homes Trust, backed by ongoing investment from Dunedin City Council, Otago Community Trust, Otago Regional Council, and central government over more than a decade has seen a percentage [32%] of the mainly owner-occupied housing stock improved with insulation and other improvements. The uptake rate for private rental housing is not known. Many landlords chose to perform the work themselves and data is not available on the number of homes previously insulated.

In February 2019, central government announced new Healthy Homes Standards<sup>2</sup>, with regulations set for mid-2019 that all rental housing must comply with, by July 2024, with earlier dates in 2021 (private landlords) and 2023 (Housing New Zealand and Community Housing Providers) as new tenancies arise. In addition, the Residential Tenancies Act states that landlords must ensure that their rental properties have the right ceiling and underfloor insulation by 1 July 2019.

Regarding new supply requirements, the Taskforce estimates that around 440 households are experiencing high housing stress, overcrowding, and periods of homelessness. This figure is comprised from: the current social housing register (155 households); the Dunedin City Council waitlist for Council housing of 244; plus, the 41 households currently in emergency accommodation. This figure of 440 houses required is three times higher than previous estimates of need, and up to eight times higher than the known pipeline of genuinely affordable housing expected to come through existing channels.

The Taskforce wishes to highlight that those with unmet housing need will be over represented by people of Māori and Pāšifiki descent, and people with disabilities.

*A different approach is needed.*

The Dunedin City Council's reporting on the National Policy Statement for Urban Development Capacity (NPS-UDC), forecasts the overall demand in the coming decades along with available serviced land.

Projected Demand for new housing	2021	2023	2028	2038
Stand-alone houses	850	1,200	1,900	3,100
Attached units	450	550	950	1,550
Total	1,300	1,750	2,850	4,650
Total + buffer <sup>1</sup>	1,565	2,125	3,425	5,490
Zoned feasible capacity	2,175	2,175	2,400	2,550
Sufficiency	+610	+50	-1,025	-2,940

<sup>1</sup> Buffer is 20% over 2018-2028 and 15% over 2028-2048

These projections indicate there will be a shortfall of residential development capacity over the medium and long-term. In February, Council initiated Variation 2 to the

<sup>2</sup> <https://www.hud.govt.nz/residential-housing/healthy-rental-homes/healthy-homes-standards/>

Second Generation District Plan (2GP) to address this shortfall, and work has already started to identify options. The NPS-UDC requires that the Council considers all practicable options to enable necessary housing capacity. This could include applying residential zoning to new areas (greenfield development), amending rules or other provisions to increase the density of housing enabled in residential zones, or using statutory tools and methods available under other legislation. Once initial options are developed, consultation will start with landowners to understand the likelihood that areas would be developed if rezoned. There will also be opportunities for broader public consultation on the identified options.

The Taskforce members expressed concern about the reliance on infill in the zoned feasible capacity numbers above. The experience of members working in commercial real estate is that there has been low uptake by owners to subdivide and add additional housing.

Another change needed for Dunedin housing is to better match house sizes and design with changing demographics. The average size of a new home built in Dunedin is static at around 200m<sup>2</sup>. This type of home is not matched with need. Based on the current make up of Dunedin's housing stock, a survey of housing preferences, and population/demographic trends, one third of new dwellings need to be attached, such as terraced units, etc. However, over the past 3 years, only 18% of consented dwellings have been attached.

### Critical Housing Issues

#### **Demand is growing**

The number of applicants on the Public Housing Register for the Ministry of Social Development Southern region shows 155 individuals/families waiting for public housing as at December 2018. This is up from 144 in December 2017.

The number of public houses in the Southern region is currently 1375. Housing NZ Corporation is the main provider of these tenancies.

41 transitional housing places are currently funded, through three providers and 28 households received Emergency Housing Special Needs Grants during the quarter ending in December 2018.

Dunedin City Council wait list shows 244 in March 2019 waiting for housing, up from 185 in February 2018. The number of Elder Person Housing (Community Housing) tenancies managed by the Council is 940.

The Taskforce members providing front-line services to families and individuals in high-need, and facing severe rental stress seeking an affordable rental solution report increasing demand for their services.

Due to the separate wait lists and the inability to share these, the actual numbers of those in need cannot be precisely counted. Based on the numbers above the Taskforce estimate 440 people are waiting for permanent affordable accommodation.

An unknown number are not able to move from rental on a pathway to homeownership.

#### **Supply is pressured**

Only 55 new Social Housing places are currently funded for Dunedin in the MHUD Public Housing Plan during the next four years; HNZA has 14 new units planned.

The Salvation Army and Just Housing Ōtepoti are the only registered Community Housing Providers in the City; only recently have they been able to access the Income Related Rent Subsidy to support new builds.

There are few currently planned rental units, where the rent would be affordable to a person earning minimum wage or a benefit (estimated at \$250/pw).

Estimated population growth is the highest seen in at least 20 years; therefore there is a need to build about 750 homes every year, instead of the 340 - 360 we are building.

While funding for emergency and transitional housing and related services has become available, the Taskforce is concerned that the lack of adequate permanently affordable



housing is being overlooked as the long-term solution. The Taskforce noted the impact of large events in the city on the availability of emergency motel accommodation. This has led to displacement of households during these events.

### Measuring Affordability

The Taskforce has adopted the internationally recognised benchmark where housing is deemed affordable if the household spends less than one third of their gross household income on rent or mortgage repayments. Based on this definition, an affordable dwelling for a household with a lower quartile household income of \$37,000 pa to purchase would be \$249,000 or less. This is based on a 4.74% interest rate, a 30-year mortgage, and the ability to save a 20% deposit.

The maximum purchase cost for a landlord to provide an affordable rental for a household with a lower quartile household income of \$37,000 pa, would be \$288,000 or less, based on a rent of \$240 per week and a gross rental yield of 4.32%. Investors are typically looking for a rental yield of 6.5%. In addition to the low yield issue, the median cost of a house in the city is now over \$408,500, resulting in few new rental homes affordable to lower quartile households.

In practical terms, there is a need to focus efforts on delivering roughly half of the unmet demand (circa 220 of the 440 homes), prioritising households that are a sole parent with a child, able to afford around \$250 per week as a rental. The other half will be a mix of larger and smaller households.

This household income-based approach has been informally referenced and the Taskforce recommends it becomes policy through the further actions set out in this Action Plan.

The 'median multiple' is a common measure of affordability at a city level, where the median house price is divided by the gross annual median household income. As noted in Dunedin, the median household income for the year ending December 2018 was approximately \$71,500, with a median house price of \$408,500. Currently Dunedin is at the early stages of unaffordability – with a median house price of 5.7 times the median household income. CoreLogic reported Dunedin's property market had another strong year in 2018, with average values up by 11.2%. In the past four years, they've risen by 48.8% - that's an increase of \$142,683, from \$292,220 to \$434,903<sup>3</sup>. This trend is especially concerning as incomes are rising at a much slower rate.

The Taskforce is concerned that household incomes have not kept up with increases in house prices and the general cost of living. Households need more financial resources, potentially from a higher Accommodation Supplement, an increase in minimum wage or higher benefit payments. They noted the Welfare Expert Advisory Group national report is due in May and could address some of these needs.

<sup>3</sup> <https://www.corelogic.co.nz/news/dunedin-set-remain-jewel-south-2019#.XJIETygzbiU>

### Strategic Context

The Taskforce recognises the vision of Dunedin, that Dunedin is one of the world's great small cities. The following recommendations and actions in this report contribute to this vision and also to the strategic priorities and principles of the Dunedin strategic framework. Most relevant are the Social Wellbeing Strategy priorities of affordable and healthy homes: that people are living in warm and healthy homes and affordable housing options are available to all. Other priorities such as Dunedin as a compelling destination with connected people, cohesive communities and quality lifestyles and a vibrant and exciting city are also relevant.

### Recommendations

The Taskforce believes that Dunedin as a community must work together to achieve the vision of Dunedin is one of the world's great small cities. By bringing together our skills, resources and knowledge we can define and deliver a Dunedin response to the housing challenges we face.

As a community, we have a joint responsibility to ensure all residents are able to access adequate and affordable homes. The terms 'suitable' and 'adequate' refer to housing that is healthy (well-insulated, dry, with reasonable natural light), accessible (both external access and ease of access within housing units), well-located (to services, amenities and transport routes), of an appropriate size and fit-for-purpose (meets tenants' needs, particularly for older persons or persons with disabilities).

The Taskforce proposes the following set of actions based on the information gathered over the past year. The actions are designed to address the following priorities set out in the Terms of Reference:

- Social housing
- Emergency housing
- Affordable housing
- Healthy housing

The Taskforce recommendations are targeted to the Dunedin community, (not solely to Council,) as we all have a role to play in meeting the city's long-term housing needs and meeting Community Outcomes related to housing. The 16 actions proposed are grouped into the following themes:

- Healthy housing
- Land planning leadership
- Delivery
- Advocacy

Council is called upon to steward the parties and resources required to improve housing within the city. The Taskforce notes that there may be an additional budget



requirement for specialist skills beyond staff knowledge to implement the recommended actions.

**1. Healthy Housing Recommendations: Promote Healthy Homes across all tenures.**

**Action 1.1 Advocate for incentives to landlords to improve habitability and security of tenure.**

The Dunedin City Council and relevant stakeholders advocate to MBIE to coordinate education and enforcement to support all landlords and tenants to take responsibility to improve the habitability of their homes through the proper use of measures such as ventilation, use of curtains, and appropriate heating. Where possible, also advocate for incentives that ensure tenants can afford rents that may rise as improvements are done.

The Taskforce recommends that Dunedin City Council continues to support changes to legislation that increase the quality of homes and security of tenure.

The Taskforce calls on Dunedin City Council and other relevant stakeholders to advocate for MBIE to provide resourcing for the monitoring and enforcement of minimum rental standards in the City, recognising the age and quality of Dunedin's housing stock.

**Action 1.2 Continue investment in the Cosy Homes Charitable Trust and the Warm Dunedin Targeted Rate Programme.**

The Taskforce considers the improvement of the quality of housing in Dunedin to be a high priority. Housing quality affects households in all types of homes and tenures, therefore increasing quality will have broad beneficial impacts for our entire community.

A practical way to support Healthy Homes is to continue and increase investment in improving the quality and habitability of existing homes through investment in the Cosy Homes Charitable Trust and the Warm Dunedin Targeted Rates programmes. The scope of the Warm Dunedin Targeted Rates scheme should be extended beyond insulation and heating, to include investment in other improvements, such as ventilation and draught-stopping.

It is recommended that before homeowners use the Warm Dunedin Targeted Rates programme, they receive advice from a certified Home Performance Advisor to ensure they understand the best improvements for their house. The cost (if any) of the Home Performance Advisor could be added to the targeted rate. This has the benefit of people learning more about home performance (both what to fix/add to their house and how to use their house) and hopefully encouraging providers to become Home Performance Advisors (HPA). It is noted that the Eco Design Advisor based at the Council is a certified HPA and offers a free service.

**Action 1.3 That Dunedin City Council show leadership in enabling the development and delivery of more affordable rental housing in Dunedin.**

The Taskforce acknowledges that Council is the largest landlord for community housing in the City, through its elder persons housing portfolio. It recommends Council plans for investment in a new supply of affordable housing and prepares itself to make that investment in ways where it is a partner as well as delivering the housing itself.

It may also mean being open to serving additional cohorts of residents in addition to the core of pensioners it currently serves. All new housing supply (in which Council invests) should meet standards similar to Lifemark for accessibility. As well as an overall house performance rating tool such as HomeStar that promotes energy and water efficiency, moisture management and reduces construction waste, should also be utilised.

The Taskforce requests Council to take a lead in coordinating Central Government and other interested parties to encourage and incentivise new supply of affordable homes. Council should contribute as a partner as well as direct supplier. This may include using planning instruments, infrastructure planning, funding and support for the not-for-profit sector.

The Taskforce notes that the current settings make new builds inherently unaffordable for those in greatest need, this is why it is focusing on rentals in this instance.

Further actions below provide detail of the Taskforce's views on ways to encourage and incentivise new supply. These actions are directed to Central Government and other parties who will play critical roles in housing.

**Action 1.4 That Council becomes a member of the 'Cities for Adequate Housing' and implements housing as a human right and ends homelessness in Dunedin.**

The Taskforce encourages the Council to join the 'Cities for Adequate Housing' movement and endorse the Municipalist Declaration of Local Governments for the Right to Housing and the Right to the City. This Declaration commits members to implementing housing as a human right and recognising that housing is a significant community issue which will ensure well into the long-term future. The Declaration is a platform through which the city can activate its locally-led solutions, building on local and international best practice. A practical first step in implementing this approach is to end homelessness in Dunedin.

*2. Planning Recommendations – Leadership to Deliver Community Outcomes*

**Action 2.1 That Dunedin City Council completes a Housing Needs Assessment.**

The Taskforce identified the need for a detailed understanding of housing demand in our community. The lack of current data from the Census has been a frustration for the Taskforce. To address this, Council should perform or commission a Housing Needs Assessment documenting housing need across the housing affordability continuum, by household demographics and income. The Taskforce acknowledges that this may not be possible until 2018 Census data is released, but recent announcements on the accuracy of the information are a concern.

There is a need for an understanding of the demand for different housing solutions for older people, and the barriers to their being provided (supply, affordability, perceptions).

The Taskforce noted a lack of information on the need for emergency housing, particularly for women. The Housing Needs Assessment should include a specific identification of the city's population sleeping rough.

In addition to this Housing Needs Assessment, Council and identified partners should develop a centralised tool or system that allows people facing housing need to document their situation and what they think would successfully resolve their need. It is acknowledged this will require additional short and medium-term resourcing by the Council.

**Action 2.2 Utilise and encourage new technology and construction methods.**

The Taskforce received evidence of how new construction methods and technologies can potentially improve housing quality and lower build costs<sup>4</sup>. It believes Council should facilitate and encourage the local adoption of these. It can also demonstrate leadership by adopting these in its own development activities. Council should continue engaging with and learning from other local bodies that have experience of consenting new construction methods with a view to encouraging the use of new technology. Council should also continue to offer advice to potential applicants about ways to streamline the consenting process.

**Action 2.3 That Council adopt a policy and develops tools to facilitate use of publicly owned land for affordable housing.**

The Taskforce identified the lack of tools available to Council to more directly support the provision of affordable homes. To address this, Council can further utilise the land resources it controls. As a first step, it should include public land (in addition to private land) when assessing potential areas where residential development may be enabled. In recognition of the current pressure on housing, Council should assess and prioritise the use of its undeveloped and unencumbered land holdings for suitability for residential housing development.

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<sup>4</sup> <http://www.prefabnz.com/resources> see especially the 'PrefabNZ Value Case for Prefab'

A current barrier to utilising Council land is the 'highest and best use' valuation methodology approach. Councils and Central Government both need clarity on a well-being valuation methodology that resolves disputes around 'highest and best use' of public land for affordable housing. This would provide greater flexibility to deliver housing on publicly owned land. To give effect to a new methodology, Council may need to advocate for policy and legislative barriers to be removed.

**Action 2.4 That Council adopt a policy and develops tools to ensure new developments help meet Dunedin's social and affordable housing needs.**

The Taskforce requests that Council explore the opportunities arising from an increased need for worker accommodation. This should be used as an opportunity to build new housing that could become affordable supply in the medium term.

The Taskforce supports the existing work being undertaken under the National Policy Statement for Urban Development Capacity to monitor and increase the supply of housing. It encourages an output from that work to clearly identify areas with infrastructure capacity for residential development. This includes an assessment of how further development capacity can be enabled in a way that meets the needs of current and future residents.

The Taskforce supports the development of an integrated community providing for a range of affordability and tenures in new development. To achieve this, the Taskforce recommends Council work with developers and community housing providers to agree appropriate incentives and requirements to ensure all new developments contribute toward meeting Dunedin's housing needs, (as identified in Action 2.1 Housing Needs Assessment). The goal is to have a portion of new housing being affordable, based on households paying no more than the proposed standard of 35% of their income toward housing costs. The resulting homes would ideally be required to be retained as permanently affordable to provide intergenerational benefits.

To progress this work on incentives, Council should assess options related to a development contributions remission framework for residential development that delivers on its goals of inner city residential development, medium density development, affordable home ownership, and/or public housing.

**Action 2.5 That Council designate a Housing Navigator/Facilitator to assist residential developers navigating the resource and building consent processes.**

The Taskforce heard concerns from the development community about the difficulties they encounter navigating the resource and building consent processes. Part of this concern may be beyond Council control to address (e.g. legislative and regulatory requirements and prescribed timeframes). However, the Taskforce does see the ability of Council to designate a Housing Navigator/Facilitator to assist residential developers navigating the resource and building consent processes.

This role would build upon the 'red carpet' approach Council has provided for developers. The intent is to have an identified point of contact with a broad understanding of the processes and requirements who can help keep development proposals on track. This can be done by helping applicants to problem solve ways to comply with the law when they come up against barriers. The role would also be a resource to connect applicants with the correct Council colleague early in the process to ensure correct understanding of the requirements and timeframes.

### *3. Delivery – Building Homes to Meet Community Need*

#### **Action 3.1 Scale up community housing trust provision.**

The Taskforce believes that community housing trusts are best positioned to lead the development of new affordable homes. Only an increase in the supply of new affordable homes will meet the needs evident in Dunedin. The community housing trusts should be the delivery agents for new builds on publicly owned land enabled by Action 2.3 or other opportunities created by Action 2.4. The trusts should be required to be not for profits, to ensure any benefits received are held and recycled into affordable homes in the future.

The priority developments undertaken should respond to the types of homes and affordability levels identified in the Housing Needs Assessment. This could result in several trusts partnering in a development to respond to varying needs, with each bringing different skills and expertise. The new homes could provide social (public) housing for those on the Social Housing Register, affordable rentals for those who do not qualify for social housing, and rent-to-buy or other pathways for those aspiring to affordable home ownership.

The Taskforce notes this same concept is identified in the *2011 Assessment of Future Social Housing Needs in Dunedin City* report. It asks Council to build upon that report. To achieve results, better partnerships and more effective collaboration amongst the trusts, developers and Council are required. The Taskforce sees this as an approach that will activate and build upon the capability of the current community housing providers, with the Council and commercial partners working toward an agreed outcome. The Taskforce asks Council to advocate this view and role to Central Government, so that Government participates as a supportive partner enabling locally-led solutions.

#### **Action 3.2 Joint procurement strategy for high quality, affordable homes.**

The Taskforce supports multi-sector, cross-agency procurement and standards that ask the building industry for more innovative solutions that can be delivered locally. These would be supported and enabled by Action 2.2 (Utilise and encourage new technology and construction methods). The Taskforce sees gains from a common

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'planbook' for homes and accommodation that consistently deliver high performance in a cost-effective way. To achieve this, The Taskforce sees the use of innovative and standard solutions including offsite manufacture as a resource that can activate and supply more housing using the best of both local NZ regional manufacturers, as well as components from overseas where required.

The Taskforce encourages the Council to join up across the commercial providers, Community Housing Trusts, Iwi, HNZA, MBIE and MHUD through a multi-year procurement setting that meets local housing needs.

Of the currently allocated 55 new builds for Income Related Rent Subsidies the Taskforce encourages a goal to achieve a full uptake within 12 months. This will require Council, HNZA and other parties to directly support public housing development partnerships between community housing trusts, developers, and landowners. Two such developments could reasonably be identified within this time. The public housing that is developed by the community housing trusts with these government subsidies should be required to be retained in affordable housing in perpetuity.

**Action 3.3 Prioritise the accessibility of housing to those most in need.**

The Taskforce calls upon all housing providers and landlords (including Council and HNZA) to prioritise the accessibility of housing for those people in most need. This includes clarifying the barriers to entry both for physical access and access into the housing continuum. Existing barriers can be removed through innovation in housing programmes, ensuring affordability for the household is always achieved. Accessibility also means removing the physical barriers in housing design, in new builds as well through the refurbishment of existing stock. This will likely require further investment, and the Taskforce sees a role for Council and identified stakeholders in advocating for funding from any available source.

**Action 3.4 That Central Government, Council and other parties explore 10 year funding and procurement plans.**

The Taskforce calls upon all concerned parties to advocate for funding and policy timeframes of longer than three years. The Taskforce has documented that Dunedin is facing major developments including the hospital rebuild, university build programme and roading. We propose setting the goal of 10-year funding and procurement certainty for the provision of additional social and affordable housing to mitigate the impacts of this development. This will give the providers, developers and builders certainty for investment in land and staff. These funding and policy settings should prioritise infrastructure support for new housing meeting the identified local needs in terms of affordability and type of home. They could also provide additional incentives such as consenting and development contribution deferrals for non-profit community housing trust schemes.

**Action 3.5 Advocate for direct government capital investment.**

The Taskforce calls upon all concerned parties to advocate to Central Government for the allocation of direct capital investment that can flow to affordable housing development across the affordability continuum in Dunedin. The actions identified above will require capital to provide homes affordable to the lower-income households that are in greatest need. Where Council has enabled access to land, streamlined consenting and supported partnerships with community housing trusts, Central Government should commit the additional finance required to deliver permanently affordable homes.

**Action 3.6 Income Related Rent and Accommodation Supplement review.**

The Taskforce calls upon all concerned parties to advocate to Central Government for a comprehensive review of the Accommodation Supplement and Income Related Rent Subsidy to encourage more housing. These programmes are spending over \$2 billion every year but are not delivering the housing outcomes required to meet our needs. The Taskforce calls for creation of a national, sustainable system to increase the supply of affordable homes meeting the housing needs identified by the Dunedin community.

In particular, the Taskforce believes that the Ministry for Social Development should urgently review the Accommodation Supplement limit for Dunedin and lift it above the current cap of \$80 per week. The new supply actions above will take time to implement. Families currently challenged with finding an affordable home can be quickly supported by increasing Accommodation Supplement limits to offset increases in local rents.

**Action 3.7 That Council contribute to any reviews of the Building Act.**

The Taskforce notes the recent announcement of the Building Act Reforms and calls on Council to make a submission. Any review of the Building Act should include an update to the standards that could include better contribution to the goals of the Healthy Homes Guarantee Act, allow for regional variation to account for different weather conditions, and enable new residential builds to be more resilient in the face of a changing climate.

*Implementation and Monitoring*

The delivery of this report completes the Mayor's Taskforce for Housing's duties under the Terms of Reference. The Taskforce encourages Council to adopt the

report and to develop an action plan to implement the recommendations. The Taskforce believes the collaborative approach used to date should be continued. While Council has a central role to play, it cannot deliver everything alone. Only through collective action will the housing needs of Dunedin residents be met and specific roles for others need to be identified within the action plan. Leadership from within the community should be encouraged and supported by Council.

The Taskforce recommends that a monitoring and reporting framework is developed in the action plan. A representative group of stakeholders, similar to this Taskforce, should be constituted to periodically review progress. It could serve to highlight emerging trends, new potential partners and opportunities to ensure Dunedin is one of the world's great small cities.



## Appendix 1 Terms of Reference Mayors Taskforce for Housing

### DCC Mayor's Taskforce for Housing Terms of Reference

<b>Name of Advisory Panel</b>	Dunedin Mayor's Taskforce for Housing
<b>Advisory Panel Terms of Reference</b> (detail the purpose, powers, duties and functions of the Councillor Advisory Panel)	<p><b>Purpose</b></p> <p>The purpose of the Mayor's Taskforce for Housing (the Taskforce) is to provide recommendations that can guide key stakeholders and the wider community in meeting the city's long-term housing needs and meeting Community Outcomes related to housing.</p> <p>It's acknowledged that a housing shortage already exists within Dunedin and, that if this issue is not addressed, the shortage could result in a housing crisis. It is also understood that quality of housing needs improvement.</p> <p>The Mayor's Taskforce for Housing is a multisector group with members chosen specifically for their knowledge and experience of housing, and strategies that can address housing need. The Taskforce will represent the full spectrum of the housing sector, and comprise of the "core members" (see below). The Taskforce can request input from other organisations or individuals working within specific areas of the sector.</p> <p><b>Powers</b></p> <p>The Taskforce has no regulatory or statutory powers or decision-making powers. It's role is to utilise the knowledge and expertise of members to provide advice and recommendations to Council and other key stakeholders working within the housing sector e.g. central government, social sector, property developers, landlords etc.</p> <p><b>Duties and Functions</b></p> <p>The Taskforce will consider the current and future housing issues (housing stock numbers and quality) within Dunedin City from 2018 through to 2038. The Taskforce will specifically consider the following areas;</p> <ul style="list-style-type: none"> <li>• Social housing</li> <li>• Emergency housing</li> <li>• Affordable housing</li> <li>• Healthy housing</li> </ul> <p>Taskforce members will contribute available data, research and information on housing and will propose options to address housing issues.</p> <p>The Taskforce will provide advice to Council within the agreed timeframes which suggest how the Dunedin community and key stakeholders can meet identified housing needs and achieve Community Outcomes related to housing (social, spatial and</p>

	<p>economic). Advice on social housing will include options for Council owned housing into the future.</p> <p>Agreed timeframes to report to Council and key stakeholders will be –</p> <ol style="list-style-type: none"> <li>1. August 2018</li> <li>2. October 2018</li> <li>3. February 2019</li> </ol> <p>Taskforce Meetings The Taskforce will meet monthly for no more than 2 hours. Secretariat support will be provided by the DCC. An Internal DCC Housing Group will support the Taskforce with research, advice and information and data collection and collation.</p> <p>Taskforce meetings will begin in late April 2018 and will end in April 2019.</p>
<b>Committee of Council that the Advisory Panel is to report to</b>	Community and Culture
<b>Chairperson of Advisory Panel</b>	Aaron Hawkins
<b>Membership of Advisory Panel</b> (detail by position or by name)	<p><b>Internal Housing Group</b></p> <ul style="list-style-type: none"> <li>• Programme Sponsor, Nicola Pinfold</li> <li>• Programme Office, Community Development and Events</li> <li>• Programme Leader, Joy Gunn</li> </ul> <p><b>External Housing Group – Taskforce</b></p> <ul style="list-style-type: none"> <li>• Dunedin Chair Advisory Panel – Councillor Aaron Hawkins, Councillor Marie Laufiso</li> <li>• Ministry of Social Development</li> <li>• Housing New Zealand Corporation</li> <li>• Southern District Health Board (Public Health)</li> <li>• Salvation Army</li> <li>• Presbyterian Support Otago</li> <li>• Pact</li> <li>• Kāi Tahu representatives x 2</li> <li>• Te Hau Ora Whanau Services</li> <li>• Property Developers x 2</li> <li>• Property Management Groups x 2</li> <li>• Housing Specialist</li> <li>• University of Otago</li> </ul>
<b>Support Staff</b> (detail by position)	Manager Events and Community Development Senior Community Advisor
<b>General Manager (or Chief Executive) supporting Advisory Panel</b>	Sandy Graham
<b>Expected term of Advisory Panel</b> (include anticipated end date)	One year from April 2018

## Appendix 2: Taskforce for Housing Members

Cr Aaron Hawkins, Cr Marie Laufiso, Lisa Little (Ministry of Social Development), Louise Carr (Pact), Mark Miller (Edinburgh Realty), Elizabeth Nidd (Nidd Realty), Gillian Bremner (Presbyterian Support Otago), Ron McLachlan (Runaka representative), Scott Figenshow (Community Housing Aotearoa), Terri-Lee Nyman (Te Hou Ora Whānau Services), Susan Jack (Public Health South), Raymond Clark (Department of Corrections) and Gill Brown (Housing New Zealand), David Perry (University of Otago), David McKenzie (Salvation Army), Chris Matthews (Department of Corrections)

Also attended: Michael Parker (Presbyterian Support Otago), Julie Ashton (Ray White), Bill Sharp (Housing New Zealand), Kate Milton (Housing New Zealand),

### Timeline

The taskforce met 12 times, focusing on certain aspects at each meeting. The Taskforce provided an interim report to the 26 November 2018 Dunedin City Council meeting and held the Dunedin Housing Summit on 28 February 2019. The actions and recommendations in this Housing Action Plan incorporate the learnings from each of these milestone events.

Meetings were held:

30- April 2018

5 June 2018

20 July 2018

2 August 2018

29 August 2018

24 September 2018

29 October 2018

26 November 2018

21 January 2019:

18 February 2019:

28 February 2019 – Housing Summit

18 March 2019 postponed to 4 April

15 April 2019

### Appendix 3: Cities for Adequate Housing Declaration

#### **Municipalist Declaration of Local Governments for the Right to Housing and the Right to the City**

New York, 16th July 2018

#citiesforhousing

Building on the milestones of the New Urban Agenda of Habitat III (Quito, 2016) and the momentum of "The Shift", a global initiative on the right to housing, the signatory cities below take part in this High-Level Political Forum of the United Nations to follow up on Sustainable Development Goal 11 (SDG11: "Make cities and human settlements inclusive, safe, resilient and sustainable" by 2030), with the support of UCLG (United Cities and Local Governments), the Office of the High Commissioner for Human Rights, and Leilani Farha, UN Special Rapporteur on the right to housing.

We, the local governments, are the public officials who are most sensitive to the everyday needs of our citizens. In the contemporary world, lack of national and state funding, market deregulation, growing power of global corporations, and increasing competition for scarce real estate often become a burden on our neighbourhoods, causing serious distortions in their social fabric, and putting the goal of ensuring equitable, inclusive, and just cities at risk. We, the local governments strongly believe that all people should have actual access to "adequate housing", understood by the United Nations as the one that has the correct "affordability", "legal security of tenure", "habitability", "availability of services, materials, facilities and infrastructure", "accessibility", "location" and "cultural adequacy". Nevertheless, real estate speculation, high cost housing, inadequate regulation, socio-spatial segregation, insecurity of tenure, substandard housing, homelessness, urban sprawl or informal urban enlargements without requisite facilities or infrastructure, are growing phenomena that threaten the equity and sustainability of our cities. Given this situation, local governments cannot stay on the sidelines, and need to take a central role. For all these reasons, we call for the following actions.

#### **01**

##### **More powers to better regulate the real estate market**

We demand more legal and fiscal powers to regulate the real estate market in order to fight against speculation and guarantee the social function of the city.

More funds to improve our public housing stocks We demand more resources and commit increased investment to strengthen the public housing rental stock in all of our neighbourhoods. We, the local governments require regulatory and enforcement tools to protect our neighbourhoods from speculation. Furthermore, we need the tools to protect the use of housing as homes for people living in the cities we represent. We also require instruments to regulate the housing rental market, protecting tenants from speculative bubbles and giving them the right to greater security of tenure. Likewise,

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we demand mechanisms to implement value capture from real estate operations for the common good, both in new developments and in urban renewal. Finally, we need powers to fight substandard or vacant housing.

**02**

**More funds to improve our public housing stocks**

We demand more resources and commit increased investment to strengthen the public housing rental stock in all of our neighbourhoods.

We, the local governments demand more resources and investment to strengthen our public housing stock. We must promote unique solutions that respond proportionally to the seriousness of the housing emergency and promote innovative, fairer, sustainable, more agile and economically efficient alternatives. Public housing should contribute to achieving cities where all persons have equal access to affordable housing. This should include its use, alongside adequately-funded public services and welfare systems, to prevent homelessness and to ensure no one needs to sleep rough. Furthermore, we must guarantee a balanced distribution of affordable housing in the city, in order to promote fair housing, combat socio-spatial segregation, and alleviate the tension between centres and peripheries.

**03**

**More tools to co-produce public-private communitydriven alternative housing**

We are committed to boosting mixed residential solutions, which are neither solely government-driven nor purely based on commercial gain.

Urban planning that combines adequate housing with quality, inclusive and sustainable neighbourhoods We are committed to planning mixed, compact and polycentric cities where housing benefits from a balanced context and contributes to the social, economic and environmental sustainability of the urban fabric. We, the local governments need to be able to count on the strength and talent from our cities' productive and social fabric to co-produce mixed solutions, instead of exclusively focusing on public or businessled schemes. We must prioritize subsidies and tax exemptions for the creation of affordable housing. In addition, we aim to explore, amongst others, various options adapted to each city's situation such as the cooperative or the community land trust housing models and create public-private operators to invest capital in the creation and preservation of affordable rental housing. Likewise, we must collaborate with non-governmental organisations and foster the participation, self-management and empowerment of residents, supporting good practices such as collaborative design or assisted self-construction.

**04**

**Urban planning that combines adequate housing with quality, inclusive and sustainable neighbourhoods**

We are committed to planning mixed, compact and polycentric cities where housing benefits from a balanced context and contributes to the social, economic and environmental sustainability of the urban fabric.

26

We, the local governments must promote the compactness of urban fabrics to combat urban sprawl. We need urban planning practices that avoid the dependence on the private vehicle and return to the model of accessible, walkable and bikable cities that are provided with efficient public transport networks. We must boost existing urban fabrics and promote mixed uses in all of our neighbourhoods. We must promote fair housing and integrated neighbourhoods. We should also provide alternatives to the expansion of new informal settlements by focusing on the causes that lead to them and not on their victims.

**05**

**Municipalist cooperation in residential strategies**

We want to enhance cooperation and solidarity within city networks that defend affordable housing and equitable, just, and inclusive cities by boosting long-term strategies on a metropolitan scale.

We, the local governments are committed towards cooperation and the exchange of knowledge and practice in urban and residential policies. We also propose joining forces to call for more resources and powers from both national and international supra-municipal bodies. We need the principle of subsidiarity to be applied to housing and urban policies of city and central governments. Furthermore, we call upon the cities to form a joint front when negotiating with global actors or digital platforms. In addition, we commit ourselves towards practising metropolitan solidarity so as to overcome competitive localisms, centre-peripheral tensions and territorial imbalances. Finally, we commit ourselves to reaching city agreements that transcend governmental terms of office and guarantee the coherence and continuity of long-term strategies.

Endorsed cities

Amsterdam

Barcelona

Berlin

Durban

Lisbon

London

Montevideo

Montreal

New York

Paris

Seoul



COUNCIL  
26 November 2018



## MAYOR'S TASK FORCE FOR HOUSING INTERIM REPORT NOVEMBER 2018

Department: Community and Planning and Property

### EXECUTIVE SUMMARY

- 1 The Council is requested to consider the attached Mayor's Taskforce for Housing (MTFH) Interim Report November 2018 (see *Attachment A*).
- 2 The MTFH is a multisector group representing Council, community housing providers, social service agencies, government departments, public health, commercial property managers and rūnaka. The group was formed in early 2018 (see *Attachment B for MTFH Terms of Reference*).
- 3 Organisations and individuals with expertise in building and housing have been invited to share their expertise and knowledge with the MTFH since its inception.
- 4 The MTFH report advocates for Council and community actions to address the city's current and future housing shortage.

### RECOMMENDATIONS

That the Council:

- a) **Notes** the Mayor's Taskforce for Housing (MTFH) Interim Report November 2018.
- b) **Decides** if there are recommendations from the report which Council will action.

### BACKGROUND AND DISCUSSION

- 5 There are a number factors contributing to current and anticipated housing issues in the city.

#### Demographic projections

- 6 Dunedin's population is expected to grow and is now classified as a medium growth area. The population projections used in the 2018-2028 10-year plan indicated that Dunedin's population was expected to grow by an average of 290 people per year over the period of the plan. Between July 2017 - June 2018 Dunedin's population is estimated to have grown by 1,900. This means the city needs to continually monitor the demand for, and supply of, residential land, rather than waiting for private plan change requests or the next full plan review.
- 7 Despite an estimated growth of 1,900 people over the 2017/2018 year, only 358 homes were built over that period. Likewise, over 2016/2017 the city had an estimated growth of 1,800 people and built 335 homes.

**COUNCIL**

**26 November 2018**



- 8 It's estimated that 17% of Dunedin's current population is aged 65 or over. By 2048, this is projected to increase to 26% of the population.
- 9 An increase in the proportion of people aged over 55 years who will rent rather than own a home is predicted. The *BRANZ Study Report SR390 Building to Rent (2018)* estimates that the number of people 65 years or over in rental accommodation is likely to more than double between 2013 and 2038.

**Social housing demand**

- 10 The Property Group Ltd report, *An Assessment of Future Social Housing Needs in Dunedin City 2011-2031*, presented to the Community Development Committee on 23 April 2012, estimated that up to 1,000 'new housing solutions' would be required for social housing consumers in Dunedin by 2031, predominantly in one and two bed units. This is not what the market has been building, and until this year there was no new social housing built in Dunedin for almost a decade. This means the city is significantly behind in meeting current, and projected demand.

**Limited investment**

- 11 In the *Science Challenge Research Bulletin 2018*, K. Saville-Smith identifies that very small numbers of affordable housing have been built since 1990 in New Zealand. Saville-Smith argues this is primarily due to the shift in government policy. The government removed capital investment in public and community housing and removed saving/housing incentives for families to build affordable homes. This money has been put towards the Accommodation Supplement for tenants in private rentals. This policy change has resulted in developers and builders following private investment into higher value housing rather than community housing.
- 12 Current government policy reinforced in October 2018 has ruled out making the Income Related Rent Subsidy (IRRS) available for territorial local authorities. At this time there is only one registered Community Housing Provider (CHP) in Dunedin and that CHP provides four household units that are eligible for the IRRS.
- 13 Successive central government policies have been aimed at either subsidising the rental cost through the Accommodation Supplement or incentivising greater support for the not-for-profit sector to provide more subsidies to tenants through the IRRS. These policies have not led to an increase in supply of rental accommodation for those with the greatest need.
- 14 There has also been discussion about the knowledge of the extent of need and issues for housing in the city from central government agencies in Wellington. The sheer scale of housing needs in Auckland and other cities is overshadowing the Dunedin City's case for new Crown capital funding assistance.

**Increasing demand with city infrastructure projects**

- 15 There are significant infrastructure projects planned within the city during the next decade which are likely to result in higher demand for worker accommodation.
- 16 The Hospital Rebuild project is estimated to require 800 - 1,200 workers. Planning for the project is underway and the build is expected to be completed in 2028. Funding is being sought through the Provincial Growth Fund to determine the timing, skill and number of workers required over this period of significant construction in the city. A report detailing this is expected from Enterprise Dunedin in mid-2019.
- 17 The University of Otago is planning capital build projects estimated at \$700m. This may include two 350-bed colleges. The University will make a presentation to the MTFH on a new campus masterplan at the January 2019 meeting.



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**26 November 2018**



- 18 Dunedin City Council has also planned asset renewal and infrastructure upgrades estimated at over \$800m over the next ten years.

**Other factors**

- 19 Central government has embarked on a legislative programme in the housing area. Over the period of the MTFH meetings, submissions have been made by the Council on the regulations for the Healthy Homes Guarantee Act and to the discussion paper for the Amendment of the Residential Tenancy Act.
- 20 The latest Quotable Value (QV) house sales numbers show continuing strong demand in Dunedin by investors. In Dunedin QV, the average sale for October was \$422,674 which is a yearly change of +10.5%. QV report that this is a +47% change on 2007 sales.
- 21 It is also recognised that quality of housing requires improvement in the city due to the high proportion of un-insulated stock built prior to 1920's. In 2007, it was estimated that Dunedin had four times more dwellings built before 1920 than the national average.

**OPTIONS**

- 22 There are no options to this cover report for the MTFH interim report.

**NEXT STEPS**

- 23 The MTFH will continue its schedule of meetings and is expected to make a final report to the Council in mid-2019.

**Signatories**

Author:	Joy Gunn - Manager Events and Community Development Alana Reid - Housing Manager
Authoriser:	John Christie - Director Enterprise Dunedin Nicola Pinfold - Group Manager Community and Planning

**Attachments**

	<b>Title</b>	<b>Page</b>
A	Terms of Reference Mayors Task Force for Housing	
B	Mayors Taskforce for Housing Interim Report November 2018	

**COUNCIL**  
**26 November 2018**

**SUMMARY OF CONSIDERATIONS**

***Fit with purpose of Local Government***

This report enables democratic local decision making and action by, and on behalf of communities.

***Fit with strategic framework***

	Contributes	Detracts	Not applicable
Social Wellbeing Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Economic Development Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environment Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Arts and Culture Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 Waters Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spatial Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Integrated Transport Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation Strategy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other strategic projects/policies/plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Mayor's Taskforce for Housing (MTFH) has been established to provide suggestions and recommendation to address housing issues within the city.

The MTFH work to consider housing needs and make recommendations to ensure the city's housing needs align with:

Social Wellbeing Strategy:

Affordable and healthy homes: people are living in warm and healthy homes and affordable housing options are available to all

Spatial Plan:

Liveable city: a healthy and safe environment; quality air and water; a connected community; recreation, leisure and learning opportunities; healthcare, and warm housing

***Māori Impact Statement***

Mana Whenua have a representative on the MTFH to keep all parties informed. Maori and Pacifica people are identified as being over represented within the group needing public housing.

***Sustainability***

Ensuring there is adequate healthy housing which meets the needs of all residents means the city can sustain residents' quality of life, economically, socially and from a health perspective.

***LTP/Annual Plan / Financial Strategy /Infrastructure Strategy***

There are no known implications.

***Financial considerations***

There are no financial implications to this cover report.

***Significance***

The significance of this cover report is assessed as low in terms of Council's Significance and Engagement Policy.

**COUNCIL**  
**26 November 2018**



**SUMMARY OF CONSIDERATIONS**

***Engagement – external***

The MTFH is made up of stakeholders from local Runaka, central government, health, social sector organisations, property managers, the University of Otago and Community Housing Aotearoa.

***Engagement - internal***

An internal housing group has been convened and meets monthly. The group includes staff from Building Services, Property, Planning, Policy, Enterprise Dunedin, Customer Services, and Community Development.

***Risks: Legal / Health and Safety etc.***

There are no known risks.

***Conflict of Interest***

There are no known conflicts of interest.

***Community Boards***

There are no specific implications for Community Boards. However, they may be engaged as the MTFH progresses.

## REQUEST FOR SUPPORT OF REMITS TO THE LGNZ ANNUAL GENERAL MEETING

Department: Civic

### EXECUTIVE SUMMARY

- 1 The Local Government New Zealand (LGNZ) 2019 Annual General Meeting (AGM) is to be held on Sunday 7 July 2019, in Wellington. Proposed remits to be considered at the AGM must have formal support from five councils, or at least one zone or sector group meeting prior to being submitted. Council has received two requests for support.

#### Remit request from Whangarei District Council

- 2 The Mayor of Whangarei District Council, Sheryl Mai, is seeking the support of five councils for a proposed remit as follows:

*"That LGNZ calls on the Government to develop and implement national guidelines, policy or regulations to achieve national consistency for the largely unregulated 'health & beauty clinic' industry."*

- 3 A copy of a report on the proposed remit is at Attachment A.

#### Remit request from Whakatāne District Council

- 4 The Mayor of Whakatāne District Council, Tony Bonne, is seeking the support of five councils for a proposed remit as follows:

*"This Remit is in two parts;*

1. *That LGNZ acknowledges that the New Zealand Transport Agency's (NZTA's), Code of Practice for Temporary Traffic Management (CoPTTM) is a comprehensive and robust document, and that NZTA ensures the CoPTTM system is regularly reviewed, refined and updated. However, in light of the recent road worker fatalities LGNZ requests NZTA, in partnership with Road Controlling Authorities (RCAs);*
  - a. *Review afresh its Code of Practice for Temporary Traffic Management (CoPTTM) to satisfy themselves that;*
    - i. *The document provides sufficient guidelines and procedures to ensure approaching traffic are given every possible opportunity to become aware of the worksite ahead and to respond appropriately and in a timely manner*
  - b. *Review its CoPTTM Training System to ensure;*
    - i. *Trainers are sufficiently qualified and adequately covering the training syllabus*
    - ii. *Site Traffic Management Supervisors (STMS's) and Traffic Controllers (TC's) are only certified when they can demonstrate competence in the application of CoPTTM.*

- iii. A robust refresher programme is in place to ensure those in charge of Traffic Management on worksites remain current in the required competencies.*
    - c. Review its Site Auditing requirements to ensure the traffic management at worksites is independently audited at a sufficient frequency to ensure compliance, and that a significantly robust system is put in place to enable enforcement of compliance.*
  - 2. That LGNZ takes steps to remind its members of their duties with respect to their role as Road Controlling Authorities including;*
    - a. Appointing and sufficiently training and resourcing a Traffic Management Co-ordinator to ensure their obligations under the Health and Safety Work Act 2015, with respect to traffic management, are being met.*
    - b. Adequately resourcing and undertaking audits of road work sites to ensure compliance with CoPTTM."*
- 5     A copy of the Mayors letter of request is at Attachment B, and a copy of a report on the proposed remit is at Attachment C.

## RECOMMENDATIONS

That the Council:

- a) **Decides** if it will provide formal support for the proposed remit from Whangarei District Council.
- b) **Decides** if it will provide formal support for the proposed remit from Whakatāne District Council.

## BACKGROUND

- 6 LGNZ's Remits Screening Policy requires that the following criteria must be met:
- a) Remits must be relevant to local government as a whole rather than exclusively relevant to a single zone or sector group or an individual council;
  - b) Remits should be of a major policy nature (constitutional and substantive policy) rather than matters that can be dealt with by administrative action;
  - c) Remits must have formal support from at least one zone or sector group meeting, or five councils, prior to being submitted, in order for the proposer to assess support and achieve clarity about the ambit of the proposal;
  - d) Remits defeated at the AGM in two successive years will not be permitted to go forward;
  - e) Remits will be assessed to determine whether the matters raised can be actioned by alternative, and equally valid, means to achieve the desired outcome;
  - f) Remits that deal with issues or matters currently being actioned by LGNZ may also be declined on the grounds that the matters raised are 'in hand'. This does not

included remits that deal with the same issue but from a different point of view;  
and

## **NEXT STEPS**

- 7 If Council decides to support the proposed remits, the Mayors will be notified of the decision.

## **Attachments**

	<b>Title</b>	<b>Page</b>
<a href="#">A</a>	Proposed Remit from Whangarei District Council	63
<a href="#">B</a>	Letter Requesting Support for Remit from Whakatāne District Council	65
<a href="#">C</a>	Proposed Remit from Whakatāne District Council	66

## Appendix A

### Proposals for LGNZ 2019 Annual General Meeting remit process

Please fill in as much detail as possible in the table below for your remit proposal to be considered.

<b>Name of member(s) proposing the remit</b>
Whangarei District Council
<b>Proposed remit</b>
That LGNZ calls on the Government to develop and implement national guidelines, policy or regulations to achieve national consistency for the largely unregulated 'health & beauty clinic' industry.
<b>Nature of the issue</b>
<ul style="list-style-type: none"> <li>Over recent years, the 'health &amp; beauty clinic' industry has seen tremendous growth and continues to expand rapidly. Unfortunately, there is no national legislation or guidance to regulate this industry.</li> <li>Several councils have developed their own Bylaws to deal with the potential risks that this industry poses to its clientele, with varying degree of success, but by large the industry remains unregulated which is concerning, especially as national regulations to regulate the hairdressing industry exist since the 1980's, despite that fact that the 'health &amp; beauty clinic' industry is facing much higher risks and challenges.</li> </ul>
<b>Background to the issue being raised</b>
<ul style="list-style-type: none"> <li>Nationally, as well as locally, Environmental Health Practitioners are dealing with an ever-increasing number of complaints about this industry and the fallout from botched procedures, as well as infections. Whilst, Practitioners can address some of these concerns under the Health Act 1956, it is felt that specific legislation or guidance is the only way to regulate this industry and achieve national consistency, which is sorely lacking.</li> <li>In the absence of national legislation, territorial authorities, such as the Whangarei District Council are unable to regulate the industry, except through the development of a specific Bylaw. The development of Bylaws is an expensive and time consuming process and the cost of that process and any complaint investigation, outside the Bylaw process, falls solely on ratepayers.</li> </ul>
<b>New or confirming existing policy</b>
<ul style="list-style-type: none"> <li>New policy</li> </ul>
<b>Does the issue relate to objectives in the current LGNZ business plan? How?</b>
<ul style="list-style-type: none"> <li>Not enough information available in the timeframes to respond to this point, will be investigated if there is support in principle from councillors</li> </ul>



## Appendix A

<b>What work or action on the issue has been done, and the outcome</b>
<p>Aside from some council's developing their own Bylaws, as far as the Whangarei District Council is aware, central government has got no plans to develop legislation or guidance for this important sector.</p> <p>Notably, as NZ-wide complaints regarding the industry continue to rise and the serious risks associated with the industry continue to be better understood, one thing is certain: a national approach is very much needed to make any substantive progress on regulating the 'health &amp; beauty clinic' industry in New Zealand.</p>
<b>Any existing relevant legislation, policy or practice</b>
<p>As described above, the Health Act 1956 is the only tool to the disposal of local authorities to deal with concerns and complaints, but more specific and robust legislation or guidance is sorely missing to address the unregulated nature of this high-risk industry.</p>
<b>Outcome of any prior discussion at a Zone or Sector meeting</b>
<ul style="list-style-type: none"><li>• No zone meetings prior to the 13 May deadline, support of 5 other Councils required for Remit to proceed to LGNZ AGM</li></ul>
<b>Suggested course of action envisaged</b>
<ul style="list-style-type: none"><li>• It is recommended that LGNZ work with central government to advocate for these changes.</li><li>• It is recommended that LGNZ engage directly with relevant Ministers and Ministries to ensure local government has an appropriate role in the development of nationally consistent legislation or guidelines to address the challenges the industry brings.</li></ul>

*FROM THE OFFICE OF HIS WORSHIP THE MAYOR*



26 April 2019

To my fellow Mayors and Councils

**REQUEST FOR SUPPORT OF AN LGNZ REMIT RELATED TO ROAD SAFETY**

I am writing to you to request your support for a remit that I wish to put forward to the LGNZ Annual General Meeting in July 2019 related to road safety. A copy of the draft remit and background information is attached to this letter. I would appreciate your support for this remit before Friday 10 May 2019 in order to submit this to LGNZ.

After the recent tragic events in my district, where three road workers were killed, I believe we have to ask ourselves are we doing all that we can to ensure those working on our roads are safe from harm. As Mayor I have raised at recent Regional Transport Committee meeting my concern about the level of public discontent with traffic management on road work sites by contractors, and, in my view, evidence that a high proportion of motorists tend to ignore temporary speed sign restrictions. I believe this has come about particularly on unattended sites, where traffic management speeds don't seem appropriate or are left in place too long.

Our roading team at Whakatāne District Council have already been working proactively with NZTA and local contractors to review traffic management requirements. However I believe a national response is appropriate and would indicate the support of local government as a whole for this work. The remit that I intend, with your support, to propose is attached.

Broadly this would:

- Support NZTA's initiative to review CoPTTM in light of the recent fatalities
- Encourage NZTA to work closely with RCA's to ensure the CoPTTM review also covers local road Temporary Traffic Management
- Strongly encourage RCA's to work with NZTA, perhaps through the RCA Forum, on a review of local road Temporary Traffic Management
- Strongly encourage RCA's to adopt with urgency, any local road CoPTTM improvements that arise from the review.

I ask your Council to consider this information, and to confirm your support for the attached Remit by reply to me before Friday 10 May 2019.

Yours sincerely



Tony

**MAYOR  
WHAKATĀNE DISTRICT**

OBJECTIVE: A1508204

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 WHAKATĀNE  
District Council  
*Kia Whakatāne au i ahau*

# Draft Remit - LGNZ

This Remit is in two parts;

1. That LGNZ acknowledges that the New Zealand Transport Agency's (NZTA's), Code of Practice for Temporary Traffic Management (CoPTTM) is a comprehensive and robust document, and that NZTA ensures the CoPTTM system is regularly reviewed, refined and updated. However, in light of the recent road worker fatalities LGNZ requests NZTA, in partnership with Road Controlling Authorities (RCAs);
  - a. Review afresh its Code of Practice for Temporary Traffic Management (CoPTTM) to satisfy themselves that;
    - i. The document provides sufficient guidelines and procedures to ensure approaching traffic are given every possible opportunity to become aware of the worksite ahead and to respond appropriately and in a timely manner
  - b. Review its CoPTTM Training System to ensure;
    - i. Trainers are sufficiently qualified and adequately covering the training syllabus
    - ii. Site Traffic Management Supervisors (STMS's) and Traffic Controllers (TC's) are only certified when they can demonstrate competence in the application of CoPTTM.
    - iii. A robust refresher programme is in place to ensure those in charge of Traffic Management on worksites remain current in the required competencies.
  - c. Review its Site Auditing requirements to ensure the traffic management at worksites is independently audited at a sufficient frequency to ensure compliance, and that a significantly robust system is put in place to enable enforcement of compliance.
2. That LGNZ takes steps to remind its members of their duties with respect to their role as Road Controlling Authorities including;
  - a. Appointing and sufficiently training and resourcing a Traffic Management Co-ordinator to ensure their obligations under the Health and Safety Work Act 2015, with respect to traffic management, are being met.
  - b. Adequately resourcing and undertaking audits of road work sites to ensure compliance with CoPTTM.

OBJECTIVE: A1508216



## Background Information and Research

### 1. Nature of the Issue

Four road workers have been killed on New Zealand roads this calendar year, and we need to ask ourselves, are we doing all that we can to ensure those working on our roads are safe from harm.

There is an increasing level of public discontent with the level of discipline around traffic management being maintained on roadwork sites by contractors, particularly on unattended sites, where all too often the temporary traffic management on site does not seem appropriate, or to adequately inform motorists of the need for the restrictions, or is left in place for too long.

### 2. Background to it being Raised

Frameworks for the safe management of roadworks have been in place for over 2 decades now, and during this time they have evolved and improved to keep up with the changing risks in the workplace environment.

The current framework is the New Zealand Transport Agency's Code of Practice for Temporary Traffic Management, 4<sup>th</sup> edition 2018 (CoPTTM).

This is a comprehensive document that applies a risk based approach to temporary traffic management, based on a road's classification and intensity of use, and the nature of works required to be undertaken on the road.

It is closely aligned to the Health and Safety at Work Act 2015, recognising the statutory duty of all those involved with activities on or adjacent to the road, to systematically identify any hazards, and if a hazard is identified, to take all reasonably practical steps to ensure no person is harmed.

It includes steps to eliminate risks to health and safety and if it is not reasonably practicable, to minimise risks to health and safety by implementing risk control measures in accordance with Health and Safety at Work (General risk and Workplace Management) Regulations 2015.

CoPTTM also includes a risk matrix to help determine what is the appropriate temporary speed limit, that should be applied to a worksite, whether attended or unattended.

It further contains procedures for undertaking safety audits and reviews of worksites, including the ability to close down worksites that are identified as unsafe following an audit.

OBJECTIVE: A1508216



## Draft Remit - LGNZ

There are no financial penalties for non-compliance, although there are a range of other penalties that can be imposed, including the issue of a notice of non-conformance to individuals or companies, and a '3 strikes' system whereby the issue of three non-conformances within a 12 month period results in sanctions being imposed. These can include:

- removal of any prequalification status,
- reduction of quality scores assigned in tender evaluations,
- forwarding of non-conformance to the appropriate Standards organisation which may affect the company's ISO9000 registration,
- denial of access to the road network for a period of time,
- requirement for the company to have someone else provide their TTM
- staff retraining for CoPTTM warrants.

In principle there would seem to be sufficient processes in place to ensure that traffic management on road worksites was appropriate and adequately provided for the safety of workers on site, the general public, and passing traffic.

However, this year has seen four road workers killed whilst working on our roads.

There is also a growing level of discontent from motorists regarding the appropriateness of signs that are left out on unattended sites.

Often these signs are perceived to be (any combination of) unnecessary, poorly located, incorrectly advising the condition of the road ahead, having an inappropriate speed limit, or being left out to long

**3. Issues Relationship, if any, to the current Local Government New Zealand Business Plan and its objectives;**

Local Government New Zealand has five policies in place to help achieve their sector vision: *Local democracy powering community and national success.*

Policy Priority 1 is Infrastructure, which focuses on water, transport and built infrastructure. The Transport statement states that a national policy framework is needed to achieve five outcomes. One outcome is 'a safe system, increasingly free of death and serious injury'.

This remit is aligned to this priority outcome as it is focused on reducing safety risks, death and serious injury in locations where road works are being undertaken.

**4. Level of work, if any, already undertaken on the issue by the proposer, and outcomes to date**

OBJECTIVE: A1508216



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 **WHAKATĀNE**  
District Council  
*Kia Whakatāne au i ahau*

## Draft Remit - LGNZ

The Whakatāne District Council has been working proactively with NZTA and its local contractors to review its own traffic management requirements, the level of compliance with those requirements, and the adequacy of its auditing processes and frequencies.

There has been positive engagement with NZTA and the local contracting sector on this matter.

The process has identified improvements that could be effected by both the Council and its contractors. A plan is being developed to socialise the outcomes with NZTA and other RCA's, and this REMIT forms part of that plan.

The New Zealand Transport Agency is also responding to the recent deaths by initiating immediate temporary changes to pertinent traffic management plans, and considering permanent changes through its standard CoPTTM review process.

There is currently no national initiative to require local government RCA's to review their practices in response to these deaths.

**5. Resolution, outcome and comments of any zone or sector meetings which have discussed the issue;**

This remit has not been presented to zone or sector meetings at this stage.

**6. Suggested actions that could be taken by Local Government New Zealand should the Remit be adopted.**

- Support NZTA's initiative to review CoPTTM in light of the recent fatalities
- Encourage NZTA to work closely with RCA's to ensure the CoPTTM review also covers local road Temporary Traffic Management
- Strongly encourage RCA's to work with NZTA, perhaps through the RCA Forum, on a review of local road Temporary Traffic Management
- Strongly encourage RCA's to adopt with urgency, any local road CoPTTM improvements that arise from the review.

OBJECTIVE: A1508216