

# Mahere whare Housing plan

2024-2034  
Long-Term Plan

We want everyone in our city to have access to healthy and affordable housing. We want to support the development of more housing to meet community needs.

Access to appropriate housing makes an important contribution to the wellbeing of city communities. Our role is to make sure there is enough land and infrastructure to accommodate residential growth. We need to manage the impact of this growth on the environment and protect productive land.

We want our city to have well-planned housing that encourages positive social outcomes. We will encourage development within the existing urban footprint and promote a greater range of housing types. We will continue to provide social housing and support community housing initiatives.



## Ka aha mātou?

### What will we do?

#### Rezone enough land and provide infrastructure to accommodate residential growth

##### What will this mean?

More than half of city housing development takes place within the existing urban footprint, through redevelopment and infill subdivision. Our city has a constant supply of at least 1,900 new residential sections with the infrastructure they need.

##### Specific actions

- Meet the legislated standards and requirements for land-use planning
- Implement the National Policy Statement on Urban Development Capacity
- Rezone areas of Roxburgh Crescent, Ashhurst, Aokautere and Kākātangiata for housing
- Provide infrastructure for housing growth areas

#### Provide a regulatory framework that enables more housing choices (e.g. duplexes and terraced housing), inner city living, and less housing on productive soils or in flood-prone areas

##### What will this mean?

There is a greater variety of housing choices available for city communities. Our city is more intensively developed and productive soils remain available for food production.

##### Specific actions

- Encourage medium density development (through a District Plan change required under the National Policy on Urban Development Capacity)
  - Support the development community to provide new housing developments and more diverse forms of housing
- [see **Climate change and sustainability plan**]

#### Provide social housing and support community-led housing initiatives

##### What will this mean?

Council housing is available to older people, disabled people, and people on low incomes. Community-led housing initiatives receive support to address housing insecurity by building, providing, or improving city housing.

##### Specific actions

- Provide social housing for older people on low incomes, people with disabilities on low incomes, and people on low incomes who experience other barriers to accessing housing in the private market
- [See **Social housing guidelines**]
- Provide social housing according to best practice guidance
- [see **Climate change and sustainability plan**]
- Provide support for Council tenants (either directly or through another agency)
  - Provide social housing compliant with the Otago Medical School He Kainga Oranga Rental Housing Warrant of Fitness Standard
- [see **Climate change and sustainability plan**]
- Advocate for increased support for local and national initiatives to increase the provision of warm, safe and accessible housing for people on low incomes in Palmerston North
  - Support local community-led housing initiatives

##### New or one-off actions

- Build new social housing (from year 1)
  - Develop a community housing partnership programme (year 1)
  - Support social housing providers through a community housing partnership programme (from year 2)
- [See **Climate change and sustainability plan**]
- Provide funding to for-purpose organisations, local communities, and communities of interest through:
    - Strategic Priority Grants (including support for sector leadership)
  - Support local community-led housing initiatives in partnership with social services, including to:
    - develop and implement a local Housing First model (from year 1)
    - provide outreach support (from year 1)
    - develop and provide a quick-response fund to support people to retain their rental housing (from year 1)
  - Investigate models of delivery for Council's social housing (year 1)

#### Facilitate new housing development and provide incentives to encourage other housing providers

##### What will this mean?

There is more housing available to meet community needs.

##### Specific actions

- Support the development community to develop new housing and more diverse forms of housing
- Identify Council and Government land to evaluate for future housing use

##### New or one-off actions

- Develop or support housing development at Summerhays Street and Huia Street (formerly bowls clubs) (years 1 to 4, and years 9 and 10, respectively)
- Investigate repurposing the Council depot site for housing (years 1 and 2)