

# KAIKŌURA DISTRICT COUNCIL WORKSHOP SESSION

<b>Date:</b>	Wednesday 5 <sup>th</sup> June 2024
<b>Time</b>	9.00am – 1.00pm      Open Workshop Session
<b>Location</b>	Totara, Council Chambers, Civic Building

## 1. Karakia

## 2. Apologies

Councillor T Blunt and Councillor L Bond – for part of the meeting.

## 3. 9.00am – 10.00am Te Whare Putea Temporary Accommodation

*Attachments: Temporary Units – Stage One Report from Te Whare Putea, Officer’s Report to Council on 27 July 2022.*

*Presenters: Ronnie Gibson – Regional Social Development Manager, Ministry of Social Development*  
To present the plan for the temporary accommodation units located on 34 Beach Road.

## 4. 10.00am – 10.30am Telecoms Servicing subdivisions

*Presenters: M Hoggard – Strategy Policy & District Plan Manager*

Recent subdivisions have seen requests from developers to avoid the costs and delays associated with the installation of fixed infrastructure. The workshop provides an overview of what other Councils within Canterbury are doing plus feedback from Main Power and Chorus and seeks feedback from Councillors.

*Morning Tea break 10.30am-10.45am*

## 5. 10.45am – 1.00pm Draft Spatial Plan

*Presenters: M Hoggard – Strategy Policy & District Plan Manager*

KDC staff have received feedback from TROK on the draft spatial plan and staff wish to share this feedback and the draft spatial plan with Council to seek refinement before it is released to the public for comment.

## 6. Close with a Karakia



## TEMPORARY UNITS – STAGE ONE

Te Whare Putea Trust Board are united and committed in their mission to provide affordable, subsidised housing to the Kaikoura Community .

A plan will be initiated over the next 3 years that will see Te Whare Putea at the forefront of successfully owned/managed housing for the vulnerable in our community.

Central to the plan is to have Council's assent, to sell to Te Whare Putea, the 7 temporary housing units, for Council's original purchase price of \$1.00, back in 2019.

Following on from that Te Whare Putea will apply to become a Community Housing Provider.

This is only possible if the housing that is managed is classed as permanent and the housing cannot be controlled by a Local Authority.

Te Whare Putea will pay for the units to be bought up to permanent, healthy homes status.

2 of the units require \$10,000 each spent on them for this to happen.

Please consider:

- Te Whare Putea have provided excellent management of the units and have enjoyed a cordial working relationship with KKDC for the past 5 years.
- During this time our community has been strengthened by transitioning 30 vulnerable people from the temporary units back into the workforce and/or into alternative, affordable housing.
- There will always be the need, in any community, to provide for our low-income families, people with serious health issues, the elderly and the homeless.
- Profit by Te Whare Putea will be returned to the Community by way Food Bank and other community services.
- Access to safe and stable housing improves the quality of life for residents, which in turn leads to better health outcomes and a stronger sense of community.
- Diminished responsibility for Council.
- This is a cost-effective strategy for community support and demonstrates a commitment by Council to social responsibility and community care.
- The alternative scenario of ending TWP's relationship with Council is not a desired option. It would be very difficult to re-house our 7 tenants, and loss of the units would only compound an already desperate housing shortage.

### PLAN – STAGE ONE

- Buy the units from KKDC
- Become a Community Housing Provider
- Bring the units up to permanent, healthy homes standard
- That Council allow us 3 years for these things to happen.

<b>Report to:</b>	<b>Council</b>	<b>File #</b>
<b>Date:</b>	27 July 2022	
<b>Subject:</b>	Temporary Accommodation Report (7 Units)	
<b>Prepared by:</b>	Susi Haberstock – Community Services Manager	
<b>Input sought from:</b>	Housing Forum and partners; Te Whare Putea	
<b>Authorised by:</b>	Murray Dickson – Senior Manager Corporate Services	

## 1.SUMMARY

The lease on the 7 temporary accommodation units located on 34 Beach Road held by Te Whare Putea runs out on the 28 February 2023. Te Whare Putea approached Council staff to extend this lease for an additional 2 years.

The Housing Forum had identified a gap in the market and the units provided warm safe housing for people who had no other options. Te Whare Putea was responsible for ensuring the criteria was met for the use of the units.

During the COVID-19 years of 2020 and 2021, with the predicted economic downturn and local job losses, the addition of the seven units for community use helped secure housing for local people who had nowhere else to go. The Housing Forum strongly supports Te Whare Putea’s bid to manage these units for a further 2 years and advocates for these units remaining available to the community beyond February 2023, and Te Whare Putea is keen to continue the management of them.

There has been some confusion regarding the changing nature of the clientele that Te Whare Putea has housed in the units – but there seems no dispute that there still remains a need, and not extending the leasing arrangements will cause local housing issues.

This report provides details of the recent housing need and the use of the temporary housing units and recommends extending the temporary arrangements for an additional 2 years, now that the COVID-19 situation is ongoing, and based on the information supplied by Te Whare Putea and the Housing Forum. Whilst not recommended options for a shorter extension, or the status quo, are included for Council’s consideration.

The paper notes that the units were not designed for a long term arrangement, and suggests that any extension beyond that in this report would be undesirable.

### Attachments:

1. Attachment 1 for the previous Housing and Temporary Accommodation Report to Council from 30 Sep 2020
2. Attachment 2 for the Te Whare Housing Community Housing Report June 2022 seeking the extension.

## 2.RECOMMENDATION

It is recommended that the Council:

1. Receives this report
2. Approves either Option (a) Recommended; or (b) or (c) as follows:

- a) (Option 1 (Recommended): That the seven accommodation units currently located on 34 Beach Road remain on the land with an extended lease to Te Whare Putea for use as temporary accommodation for 2 years; or
- b) for 1 year; or
- c) No extension.

### **3.BACKGROUND**

The previous Council report and its useful background is in Attachment 1.

A recent paper from Te Whare Putea seeking the extension is in Attachment 2

The purpose of the Forum is to utilise collective strengths, knowledge, networks, and resources, to better support whānau across the housing continuum. The forum is also interested to support the development of housing pilots and initiatives in Kaikōura.

#### **Housing Forum**

The Forum was formed in response to the Kaikōura Earthquake five years ago. The focus then was largely around ensuring people with damaged homes received the help they needed to repair their property or to find alternative accommodation. Most damaged homes have been repaired and the focus has changed over the last two years to people who have nowhere else to go in the short term or have been displaced from their homes with no other options for accommodation due to other pressures on housing. Some of these pressures are:

- Accommodation costs are high relative to income
- There are still few affordable rental properties available. Some are being turned into Air BnB with the promise of returning visitors
- The tourism, hospitality, and new construction workforce is also soaking up available rental accommodation
- Notwithstanding any effects that the long tail of COVID-19 might have on the current rental and Air BnB stock, there is an existing bias toward high end rental income, so affordability remains an issue
- All public and pensioner housing is fully utilised (9 and 12 respectively on the waiting list)
- The seven temporary units are also full (13 on the waiting list).

There are currently 9 households on the public housing register<sup>1</sup>. There are others that are living in insecure or inappropriate accommodation that are not visible. There are some people in the community that will continue to struggle to find secure accommodation because they are perceived as high risk, or simply do not show the same return on investment so are the least attractive option to a landlord.

The Housing Forum has refocused its efforts to identify and capitalise on actions that will result in real solutions to accommodation issues. Short-term solutions will be a key focus, so that people with an immediate need have access to warm, safe housing. At the last meeting, the Forum members discussed what would happen if these seven units were no longer available. This would mean:

- Increased Emergency Housing cost as currently we have very little need
- Increased numbers on Public Housing register numbers (currently 9)

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<sup>1</sup> As at 12 July 2022

- Kainga Ora has no intentions to increase current social housing supply (24), which would mean the waiting list of 9 would further increase
- Growing older population with increasing bad health and housing needs would have to continue to leave the district
- Expected increase in demand on existing rentals with borders reopening, the Sudima build, workforce returns, tourism staff, PGF project, Link Pathway build, Vicarage views build.

There are many benefits to keeping the temporary housing units available at least in the short- term.

### Status of the Temporary Units

The units were not designed for a long-term use, or even the use to date. There have been various maintenance issues to date, but none resulted in a material cost to date. Extensions of the lease will be a risk – both in terms of potential cost, and effects on the units/occupants. If the lease is extended then the current view is that it should not be extended beyond the 2 years.

### FINANCIAL IMPLICATIONS AND RISKS

The Temporary Accommodation units are occupied under temporary arrangements, which are non-strategic and not classified as a residential activity regarding the neighbouring properties and the district plan.

Te Whare Putea has paid and will continue to pay rent of \$200 per month.

### COMMUNITY OUTCOMES SUPPORTED



#### Community

We communicate, engage and inform our community



#### Development

We promote and support the development of our economy



#### Services

Our services and infrastructure are cost effective, efficient and fit-for-purpose



#### Environment

We value and protect our environment



**Future** We work with our community and our partners to create a better place for future generations

## Attachment 1: previous Council Report

Report to:	Council	File #
Date:	30 September 2020	
Subject:	Housing and Temporary Accommodation Report	
Prepared by:	Susi Haberstock – Community Development Manager Barbara Timms - Te Whare Putea Manager Ronnie Gibson – Ministry of Social Development Regional Commissioner Advisor	
Input sought from:	Community Services Team	
Authorised by:	Murray Dickson – Corporate Services Manager	

### 1 SUMMARY

At the meeting on the 25 March 2020, the Council resolved that the seven accommodation units currently located on 34 Beach Road remain on the land temporarily until February 2021. They were agreed to be transferred to the Kaikōura District Council with a lease or licence to Te Whare Putea for use as temporary accommodation.

Since then, the Housing Forum has established and continued to maintain an overview of the overall housing need within Kaikōura. The people on this Forum have continued to bring together interested parties committed to working innovatively and collaboratively to identify and act on opportunities to address housing needs within the region.

The purpose of the Forum is to utilise collective strengths, knowledge, networks and resources, to better support whanau across the housing continuum. They are also interested to support the development of housing pilots and initiatives in Kaikōura.

Post COVID-19, with the predicted economic downturn and potential job losses over the next few years, the addition of the seven units for community use has helped to secure housing for people who have no-where else to go, while working collaboratively to find them alternative, long-term solutions. With the addition of these seven units to the housing stock in Kaikōura, we have been able to start changing the overall housing narrative, influencing change that will lead to improvement at local and regional level where appropriate. As such, the Forum would like to advocate for these units remaining available to the community beyond February 2021, and Te Whare Putea is keen to continue the management of them.

This report provides detail of the recent use of the temporary housing, other initiatives, and recommends extending the temporary arrangements for 2 years, now that the COVID-19 situation is clearer, and based on the work by Te Whare Putea and the Housing Forum. (Note we are still awaiting MBIE legal documentation to complete the current agreed arrangements – it is hoped these will be received soon. MBIE advise they have been delayed by COVID related priorities).

Attached is the earlier report from 9 April 2020 (comprising a cover paper dated 7 April 2020 and an appendix dated 25 March) – the background, rationale and option consideration in that report remain relevant – updated with the information set out in this report. Please refer to **Appendix A** for the report dated 25 March 2020 (without attachments) and **Appendix B** for the report from the 9 April 2020.

### 2 RECOMMENDATION

It is recommended that the Council:

- a) Receives this report
- b) Notes that Te Whare Putea will continue to pay rental of \$200 per week
- c) Approves **either Option 1(a) Recommended, or (b) or (c):**

Option 1 (Recommended) That the seven accommodation units currently located on 34 Beach Road remain on the land with an extended lease to Te Whare Putea for use as temporary accommodation,

1(a) for 2 years; Recommended or

1(b) for 1 year; or

1(c); for 3 years.

### 3 CURRENT POSITION

#### The Kaikōura Housing Forum - update

The Forum was formed in response to the Kaikōura Earthquake three years ago. The focus then was largely around ensuring people with damaged homes got the help they needed to repair their property or to find alternative accommodation. By and large, damaged homes have been or are being repaired. The Rebuild Navigator role was very effective in helping people to manage the insurance claim process and this support has now come to an end.

Meanwhile, other pressures on housing have seen some in our community displaced from their homes, with no other options for accommodation:

- Accommodation costs are high relative to income
- There are still few rental properties available. Some have been taken up by the NCTIR workforce, others are being used as Air B n B
- The economy has, until recently, been booming. The workforce for tourism, hospitality, and new builds (construction) has also soaked up accommodation
- Notwithstanding any effects that the departure of NCTIR and COVID-19 might have on the current rental and Air B and B stock there is an existing bias toward high end rental income so affordability is still an issue.
- All public and pensioner housing is fully utilised
- Seven temporary units are also full.

There are currently 11 households on the public housing register<sup>2</sup>. There are others that are living in insecure or inappropriate accommodation that are not visible. There are some people in the community that will continue to struggle to find secure accommodation because they are perceived as high risk, or simply do not show the same return on investment so are the least attractive option to a landlord.

The Housing Forum has refocused its efforts to identify and capitalise on actions that will result in real solutions to accommodation issues. Short-term solutions will be a key focus, so that people with an immediate need have access to warm, safe housing.

#### Collaboration

Our Regional Commissioner Advisor for the Ministry of Social Development has committed to chairing the Housing Forum which has given us a clear mandate for positive change and advocacy in the housing arena.

Ministry of Business and Innovation – Temporary Accommodation Service – agreed to sign over the seven units to Kaikoura District Council, managed by Te Whare Putea for people with an urgent temporary housing need and no immediate solution.

On a local level, Te Whare Putea and Council are working closely to ensure the tenant with the highest need across the district is accepted into available accommodation. This has been very successful over the past few months.

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<sup>2</sup> As at 30 June 2020 quarterly report

The Housing Forum believes Te Whare Putea (TWP) is clearly filling a need that will be exacerbated when the effects of COVID-19 hit over the next few years and would like this service to the community to continue. Wins so far:

- *Stories of tenants TWP has helped:*
  - A

**NOTE: Deleted for privacy reasons**

In all cases, Te Whare Putea was instrumental in the provision of support, advice and advocacy, resulting in positive outcomes for members of Kaikōura community.

- *Other things worth noting:*
  - The cost of rent for the units has been decreased from \$225 per week to \$185 per week and \$165 per week for pensioners.
  - TWP has been able to help disabled tenants to shift in and out and take them to get their shopping and to medical appointments.
  - A great support network has developed between the tenants, especially between unwell tenants - two have severe emphysema and one has MS.
  - TWP has developed a Tenants Newsletter and has organised a Christmas BBQ for the tenants, including a Whale Watch trip.

In addition, the Forum will also take opportunities to influence medium- and longer-term outcomes by involving key stakeholders, including housing providers, landlords, central government agencies, and local government. Community may also have valuable suggestions and contributions to make to the work of the Forum.

## 4 HOUSING ACTIVITY

Supply and demand are two parts to the accommodation discussion:

### Properties

The physical housing solution, the bricks and mortar, and the landlord that supplies them.

### Current supply

- 16 Council Pensioner Cottages
- 7 Temporary Accommodation Units (available to February 2021)
- 8 Sunshine Lodge rooms

### Future opportunities

- Remainder of 50 NCTIR rental properties (by 15 December)
- 170 Air B n B properties currently live (of 300 total)
- Private sector rentals
- Abbeyfield if proposition is viable
- Iwi-owned land for building
- Lending models for home ownership and whanau builds

### Tenant

- A person with an unmet housing need

### Current

- 7 on waiting list for Temporary Accommodation Village
- 11 on waiting list for Council Pensioner Cottages
- 11 on public housing register

### Planned support

- Ways to become a good tenant - pays on time and treats the property and landlord with respect
- Advocacy on behalf of the tenant



- Financial advice and debt management financial situation
- Financial assistance from agencies to increase income and ability to pay.

### How the Housing Forum is addressing known issues

Issue or Opportunity	Detail
Landlords perceive people on the housing register to be high risk	<p><b>Promotional campaign to address what landlords are looking for</b> NCTIR and Real Estate agent to provide advice on the key things that make a landlord say yes ..... or no to a tenant</p> <p><b>Appeal to the heart</b></p> <ul style="list-style-type: none"> <li>• Good news story(ies)</li> <li>• Profile of a successful tenant placement</li> <li>• Social good – the benefits to community of having people in secure housing</li> <li>• Whanau well-being - the impacts of housing on whanau (and children’s) outcomes</li> </ul> <p><b>Peace of mind options</b></p> <ul style="list-style-type: none"> <li>• Support to the tenant – provider visits, mowing and gardening service, underwrite damage, fire alarms (FENZ), etc.</li> <li>• Warrant of fitness (refer tenant programme below)</li> <li>• Character reference (from Te Whare Putea)</li> </ul> <p><b>Burning platform</b> NCTIR is leaving town Cost of no occupancy / vacant property</p>
People with a bad or no rental history	<p><b>Tenant programme to support a person to become a good tenant</b></p> <ul style="list-style-type: none"> <li>• Budget and pay on time</li> <li>• Basic home hygiene and cleanliness &amp; maintenance</li> <li>• Treating the landlord with respect</li> <li>• Communicating with the landlord</li> <li>• Debt management</li> </ul>
Affordability	<p><b>Explore a range of options to address affordability issues</b></p> <ul style="list-style-type: none"> <li>• Budget advice</li> <li>• Redirection of benefit / automatic payments</li> <li>• Employment</li> <li>• Shared accommodation</li> </ul>
House / tenant mismatch	<p><b>Explore and act on matching initiatives</b></p> <ul style="list-style-type: none"> <li>• People on Pensioner Cottage wait list that would consider living together – match and then market to landlords</li> <li>• Intentions for existing house that pensioners (on the wait list) may be vacating – offer service to find a new tenant / improve continuous occupancy rate</li> <li>• Check all households of pensioner and TAS wait lists have been assessed for public housing</li> </ul>
New supply	<p><b>Consider the range of new supply opportunities</b> Abbeyfield model Maori-owned land / Papakainga housing</p>

Home ownership	<p><b>Provide financial advice and models for ownership</b></p> <p>Parents helping kids onto the property ladder</p>
Community solutions	<p><b>Enlist the support and ideas from community</b></p> <ul style="list-style-type: none"> <li>• Explain the role of the forum</li> <li>• Provide a platform for people to contribute their suggestions for solutions</li> <li>• Consider viability of suggestions</li> <li>• Prioritise suggestions for action</li> </ul>
Funding and support for housing solutions	<p><b>Stocktake of all initiatives and funding buckets available for housing solutions</b></p> <ul style="list-style-type: none"> <li>• From agencies such as Te Puni Kokiri, Kainga Ora, Housing and Urban Development</li> <li>• From charitable and philanthropic organisations</li> <li>• For the bricks and mortar</li> <li>• For initiatives to support people with a housing need</li> </ul>
TAS future	<p>Begin to explore options for continued use of the seven units and/or the land they are located on</p>

## 5 RELEVANT LEGISLATION

For the avoidance of doubt, Council resolves the units are not a strategic asset. This is a temporary arrangement.

## 6 COMMUNITY OUTCOMES SUPPORTED



We value, protect and enhance Kaikōura's unique natural environment and biodiversity and sustainably manage disposal of waste.



Our community is resilient, safe and well and has their essential needs met



Our infrastructure, housing and community facilities are easily accessible, cost effective and able to withstand our natural hazards.



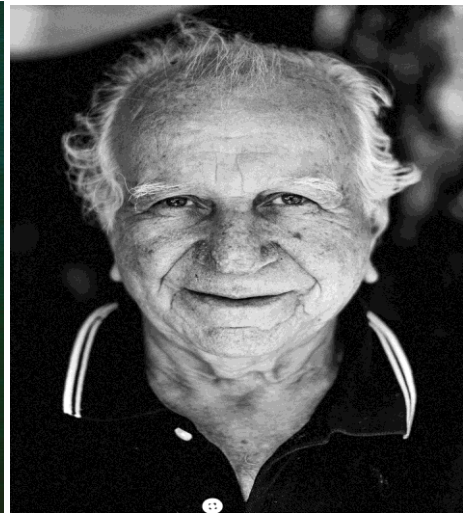
Our District is economically diverse, attractive to investment and provides certainty around business and employment continuity.



Our community participates in decisions and planning in a way that benefits our future.



Residents and visitors enjoy an improved quality of life in our District.



te whare putea

# COMMUNITY HOUSING REPORT

JUNE 2022



# TEMPORARY HOUSING

## CURRENT OVERVIEW

April 2019 – June 2022

- All 7 units are full and there are 13 people on the waiting list.
- 2 2 people have moved on from the units to improved, affordable housing and improved circumstances in all cases.
- We have moved 8 transient people on from the waiting list to either employment, or housing, in another area.
- Currently rents are \$165 per week for pensioners or disabled persons and \$185 per week for others.
- We have transitioned everyone from our initial pool of urgent local people but still field requests for temporary accommodation as people's circumstances change.
- We are finding it harder to move people on from the temporary units due to the shortage of housing in the private sector, and also lack of movement in Social Housing. All tenants are registered for Social Housing and 4 tenants are registered for Pensioner Housing as well as Social Housing.
- Our tenants are all paying their rent on time and taking good care of their units.
- Rental housing in the private sector has become more scarce and more expensive. We are just following the NZ wide trend.
- We are running according to budget for this project and we are enjoying an open and amicable arrangement with council.
- Surplus income from this project will be returned to the community via Food Bank or as amenities for the enjoyment of the tenants such as garden/ flower beds or communal seating area ( with Council permission).
- Council have received \$22,000 + in revenue so far from this project. Please see attached Profit and Loss for the Housing Project to date. (Page 5)
- We are employing one full-time worker thanks to this project, who is active in the role and is an asset to the whole community in the housing space.
- All 7 tenants are local Kaikōura people their average age is 57.
- Tenants in the temporary units at the moment have been given priority due to their circumstances and their high need for support. We were able to house a mother and 2 children from a domestic violence relationship, and also a mother and daughter from a toxic abusive relationship. Luckily we had a vacancy both times, but it has highlighted the need for a local "safe house" even just for overnight.
- Tenants at the units are financially assessed and owning their own home is not an option.





# TEMPORARY HOUSING



Our focus has been more on local people in need. Our tenants are grateful and respectful.

Unit 6 - Before  
(Cleaning out the unit after  
tenants vacated)



Unit 6 - Now



# FUTURE OF THE 7 UNITS POST 2023

We ask that council consider a formal lease arrangement with Te Whare Putea that will take us beyond 2023

Please consider:

- The units fill a need in the community for accommodation where low-income, single, part-time workers, pensioners or other beneficiaries can afford to live independently.
- Covid has had an impact that no-one could have foreseen. It has impacted many people in our community mainly through loss of business revenue, and both employment and employment opportunities.
- It's likely that there will always be a need for this type of supported accommodation especially in the current climate of uncertainty and presently, in our community, dozens of people are accessing their Kiwi Saver which could potentially lead to reliance on support down the track.
- Death or loss of a partner may put the surviving person in a very precarious situation where rent in the public sector may suddenly, and frighteningly, become unaffordable.
- The highest user group of the food bank are single people and hence, we identify them as the most vulnerable group in our community.
- The units provide an ideal platform to step into pensioner housing, and originally temporary housing tenants were a priority group for Pensioner Housing. It's important that Council Pensioner Housing person and our Housing person maintain a close relationship as it has proved very beneficial to both parties in the past and gives a good overall picture of need for the older age group.
- Current tenants are taking a pride in their surroundings, have the company and support of other tenants in the small complex if they wish and, individually, and as a group, are connected to our community.
- Previous tenants caused damage to the units, necessitating repairs, they frequently needed visits from us as landlords, and the police, there was loud music and other noise control issues and they disrespected their neighbours.
- Members of our local community need to be our priority. It is not ideal to settle transients into a life style in Kaikōura that is unable to offer opportunities for work and may potentially put a strain on our local services/resources.
- We keep an eye out for our tenants, sometimes they require support that we are happy to provide and we also refer them on to other local services as required.
- Whilst we do actively promote permanent arrangements for our tenants, there is less scope to provide permanent solutions in the current housing rental market. The units are more suitable for single people.



# FUTURE OF THE 7 UNITS POST 2023

TE WHARE PUTEA

Charitable Trust

For the 33 months ending 31 January 2022

## COMMUNITY HOUSING

Account	May 2019 - Jan 2022
<b>TRADING INCOME</b>	
Community Housing Income	154,749.35
Community Housing Income - Power	710.00
<b>Total Trading Income</b>	<b>155,459.35</b>
<b>Gross Profit</b>	<b>155,459.35</b>
<b>OPERATING EXPENSES</b>	
Catering / TWP	286.31
Community Housing - Cleaning	690.00
Community Housing - General Expenses	24,538.17
Community Housing - Leasing	17,634.85
Community Housing - Repairs	7,231.14
Staff Petrol Allowance	2,162.97
Wages & Salaries	81,532.00
<b>Total Operating Expenses</b>	<b>134,075.44</b>
<b>Net Profit</b>	<b>21,383.91</b>

