



UNDER the Resource Mangement Act 1991 ("RMA")

IN THE MATTER of Hamilton City Council's ("**HCC**") Proposed Plan Change 6 – Regulatory Efficiency and Effectiveness Programme ("**the Plan Change**")

**EVIDENCE OF BRENDON SCOTT LIGGETT ON BEHALF OF KĀINGA
ORA-HOMES AND COMMUNITIES (S.30, FS.01)**

CORPORATE

06 May 2020

- 1.1 My name is Brendon Scott Liggett. I hold the position of Development Planning Manager within the Urban Development – Delivery Group at Kāinga Ora–Homes and Communities (“**Kāinga Ora**”). I hold a Bachelor of Planning from the University of Auckland. I have held roles in the planning profession for the past 18 years and have been involved in advising on issues regarding the RMA and District Plans. My experience includes four years in various planning roles within local government and for the past 14 years I have been employed by Kāinga Ora (as Housing NZ).
- 1.2 I confirm that I am authorised to give evidence on behalf of Kāinga Ora–Homes and Communities in respect of hearings on Hamilton City Council’s Proposed Plan Change 6 (“**the Plan Change**”).
- 1.3 Kāinga Ora-Homes and Communities (“**Kāinga Ora**”) was established in 2019 as a statutory entity established under the Kāinga Ora-Homes and Communities Act 2019 (“**Kāinga Ora Act**”). Under the Crown Entities Act 2004, Kāinga Ora is listed as a Crown agent and is required to give effect to Government policies.
- 1.4 Kāinga Ora consolidates Housing New Zealand Corporation (“**Housing NZ**”), HLC (2017) Ltd and parts of the KiwiBuild Unit and is the Government’s delivery agency for housing and urban development. Kāinga Ora has two core roles:
- (a) being a world class public housing landlord¹; and
 - (b) leading and co-ordinating urban development projects
- 1.5 Kāinga Ora’s statutory objective requires it to contribute to sustainable, inclusive, and thriving communities that:
- (a) provide people with good quality, affordable housing choices that meet diverse needs; and
 - (b) support good access to jobs, amenities and services; and

¹ Nationally Kāinga Ora provides housing to more than 187,000 people within more than 65,000 homes

- (c) otherwise sustain or enhance the overall economic, social, environmental and cultural well-being of current and future generations.

- 1.6 The Hamilton City District Plan (“**the Plan**”) is crucial to Kāinga Ora and its ability to respond to housing demand because it sets the planning framework for enabling and influencing the development of its landholdings (current and future). Kāinga Ora’s overriding mandate is to provide warm, dry and healthy homes that are in the right location, right condition and of the right type to meet the current and future needs of those people requiring public housing assistance.
- 1.7 Housing supply issues have made housing less affordable resulting in increased demand for public housing. Proportionally over the past 2 years (Dec 2017 to Dec 2019), the Hamilton City Council jurisdiction has seen significant growth in the Public Housing Register of more than 450% (compared with 240% growth nationally over the same period) with approximately 960 applicants now needing housing assistance. Hamilton City with only 3.4% of the national population² has a disproportionate unmet housing need of almost double the national average of need relative to existing population. Of all applicants approximately 6.5% of the National Public Housing register identify as needing housing within Hamilton.
- 1.8 Within Hamilton City Kāinga Ora manages a portfolio of approximately 3,364 dwellings.³ This portfolio while notably clustered in some limited geographies of the City is spatially dispersed across the City as a whole. The existing portfolio broadly provides housing solutions configured for single or couples (less than 10%), small families (approx 44%), traditional family homes (approx 33%) and larger family or extended family living (approx 13%). This contrasts with the unmet housing need where in excess of 40% of the public housing register in Hamilton is singles or couples seeking housing and less than 20% of those experiencing unmet housing need requiring a more traditional family home. A significant proportion of current and future housing supply enabled in Hamilton does not currently contain the right distribution and mix of housing types to meet the current and future needs of those requiring public housing assistance.

² As at 2018 NZ Census

³ As at 30 April 2020

- 1.9 Within Hamilton City Kāinga Ora currently has in excess of 100 dwellings either contracted or under construction⁴ and is currently planning and assessing land or projects that would provide for approximately 150 further dwellings in the short term. Providing for a range of housing typologies is important in enabling Kāinga Ora (and others) to efficiently utilise landholdings, which in turn increases housing capacity, variety and supply.
- 1.10 The creation of a planning framework which provides for efficient use and management of residential land in appropriate locations will allow for a more sustainable evolution of urban environments with greater social and cultural vitality, thereby reducing deprivation in low socio-economic communities.
- 1.11 It is acknowledged that since the submission and further submissions were lodged on The Plan Change, the Council resolved to withdraw parts of The Plan Change on 19th March 2020 and that a more comprehensive review and assessment of density and intensification opportunities is currently being advanced by The Council. It is presumed that this review will pave the way for the notification of a future Plan Change. In the interim; the current provisions remaining in The Plan Change will be the primary guiding document for urban development in Hamilton City; hence the Plan Change remains of significant interest to Kāinga Ora in the flexibility and level of enablement contained within the remaining provisions of relevance.
- 1.12 The remaining provisions in The Plan Change therefore still need to achieve an appropriate balance between guiding and enabling good quality urban development but avoiding overly prescriptive and detailed rules which individually and cumulatively add complexity and costs to the provision of housing in the City without achieving any significant environmental benefit.
- 1.13 If the relief requested by Kāinga Ora in respect of those provisions continuing to be addressed by this process is adopted this will not only allow Kāinga Ora to more efficiently increase and improve its public housing provision, but can also contribute to enabling the more flexible and efficient use of under-utilised areas for housing developments that can in turn contribute to an increase in the City's overall housing stock or allow for more efficient management of existing residential land and housing.

⁴ As at 30 April 2020

- 1.14 In addition to the relief sought through remaining aspects of this plan change process Kāinga Ora wishes to record its continued interest in the Council's on going review of the regulatory provisions and processes that manage urban growth across the city and would welcome opportunities for early and continued engagement with the Council as it works to identify issues, consider solutions and draft regulatory methods and frameworks to respond to the urban growth challenges being faced by the City.

Brendon Scott Liggett

6 May 2020