

# Affordable Housing Framework

**Initiative**  
Affordable Housing Journey

**Vision**  
'Homes for All'

**CORE ROLE**

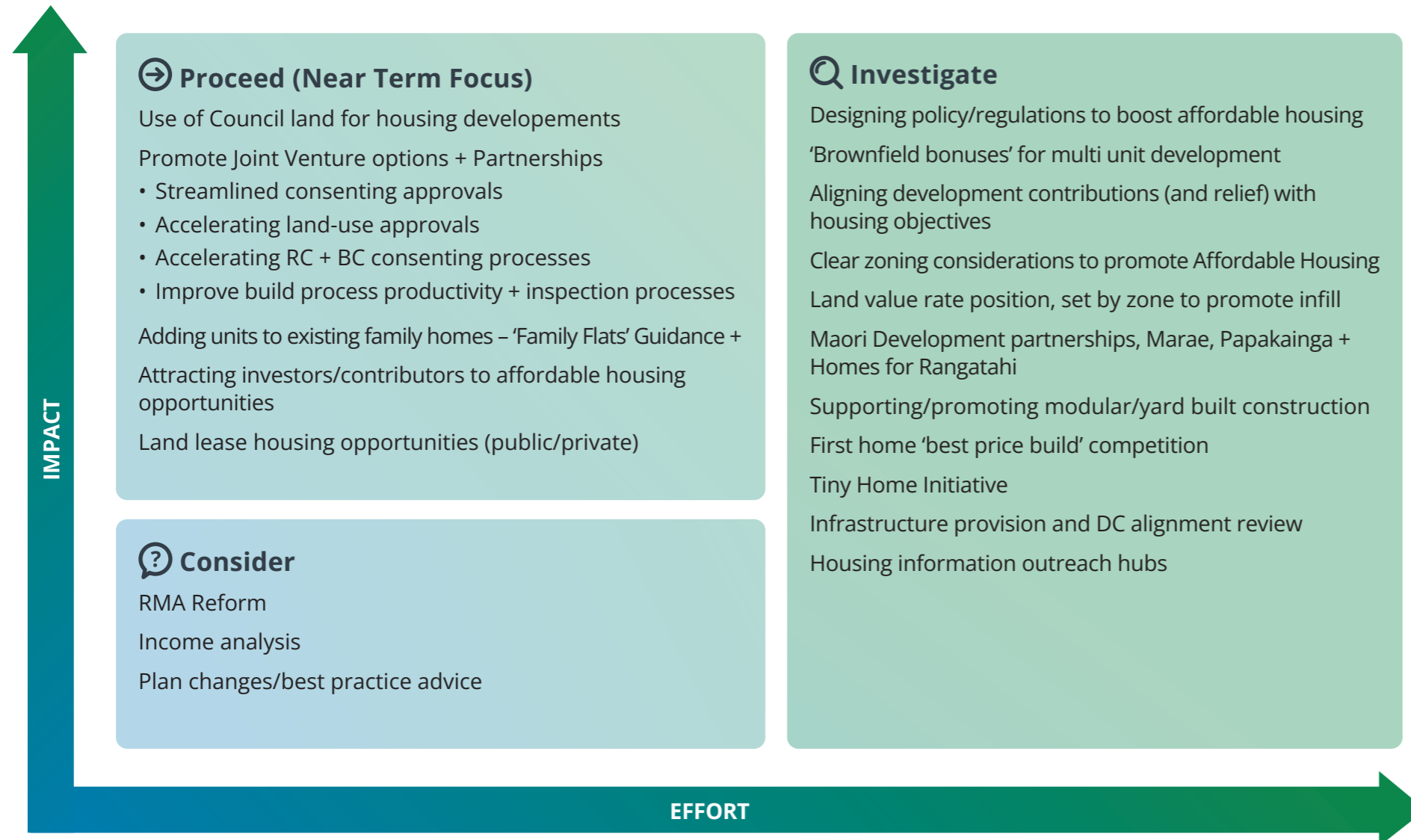
Enabler  
Influencer

**LEVERS**

The building of more affordable homes  
The creation of affordable housing options  
The provision of affordable housing tools  
Optimising Government/Council policy/programmes/direction

**ESTABLISH BASELINE + PROCESS MEASURES (ONGOING TRACKING)**

Housing register waiting list  
Private DC remissions granted  
Calendar days for processing of consents  
Demographic mix of housing typology & demand  
Available HDC land able to be considered for social housing  
Macro Housing Market Overview  
Income profile overlay on Housing Affordability (ref. AKL Study)



**➔ Proceed (Near Term Focus)**

Use of Council land for housing developments  
Promote Joint Venture options + Partnerships

- Streamlined consenting approvals
- Accelerating land-use approvals
- Accelerating RC + BC consenting processes
- Improve build process productivity + inspection processes

Adding units to existing family homes – 'Family Flats' Guidance +  
Attracting investors/contributors to affordable housing opportunities  
Land lease housing opportunities (public/private)

**? Consider**

RMA Reform  
Income analysis  
Plan changes/best practice advice

**🔍 Investigate**

Designing policy/regulations to boost affordable housing  
'Brownfield bonuses' for multi unit development  
Aligning development contributions (and relief) with housing objectives  
Clear zoning considerations to promote Affordable Housing  
Land value rate position, set by zone to promote infill  
Maori Development partnerships, Marae, Papakainga + Homes for Rangatahi  
Supporting/promoting modular/yard built construction  
First home 'best price build' competition  
Tiny Home Initiative  
Infrastructure provision and DC alignment review  
Housing information outreach hubs

**📋 Actions**

Identify all suitable land for development or sale, begin revocation as required  
Deliver Levinable Design Plan & Costing  
Establish calendar day Benchmarks for Delivery + Baseline & Process Measures outlined above  
Run Shannon Pilot, extend Guidance  
Establish Build Horowhenua Affordable Housing Forum  
Deliver proposal for consideration re Land Lease opportunity

**✅ Outcome**

**REALIGN TO COMMUNITY SERVICES**  
Contribute to Pasifica Housing Forum  
Employment opportunities around Marae  
Enhance trade training for young people

**COMPLETE**  
Remission of Rates for Maori land