

# Taumarunui | Manunui Spatial Plan Foundation Document

*Evidence Base - Our People, Environment,  
Development Market and Infrastructure*

*(Approved by Council 3rd August 2022)*







# Contents

1	<b>The Community</b>	5
2	<b>Housing in Taumarunui   Manunui</b>	6
3	<b>Town Centre and Commercial Property Market</b>	11
4	<b>The Environment</b>	12
5	<b>Climate Change, Flood and Liquefaction Risk</b>	14
6	<b>Earthquake Prone Buildings</b>	15
7	<b>Soil Classes</b>	16
8	<b>Infrastructure – Three Waters</b>	17
9	<b>Heritage</b>	17
10	<b>Our Urban Structure and Movement</b>	19
11	<b>Facilities</b>	21
12	<b>Our Local Development Market &amp; Future Need</b>	23
13	<b>Our Vacant Council-owned Land and Public/Social Housing</b>	27
14	<b>The Subdivision Potential of our Land</b>	28
15	<b>Our Options and Issues</b>	28
16	<b>Appendices</b>	31
	<b>Appendix 1 – Abbreviations</b>	32
	<b>Appendix 2 - RDC’s Housing Strategy - Adopted June 2021</b>	33



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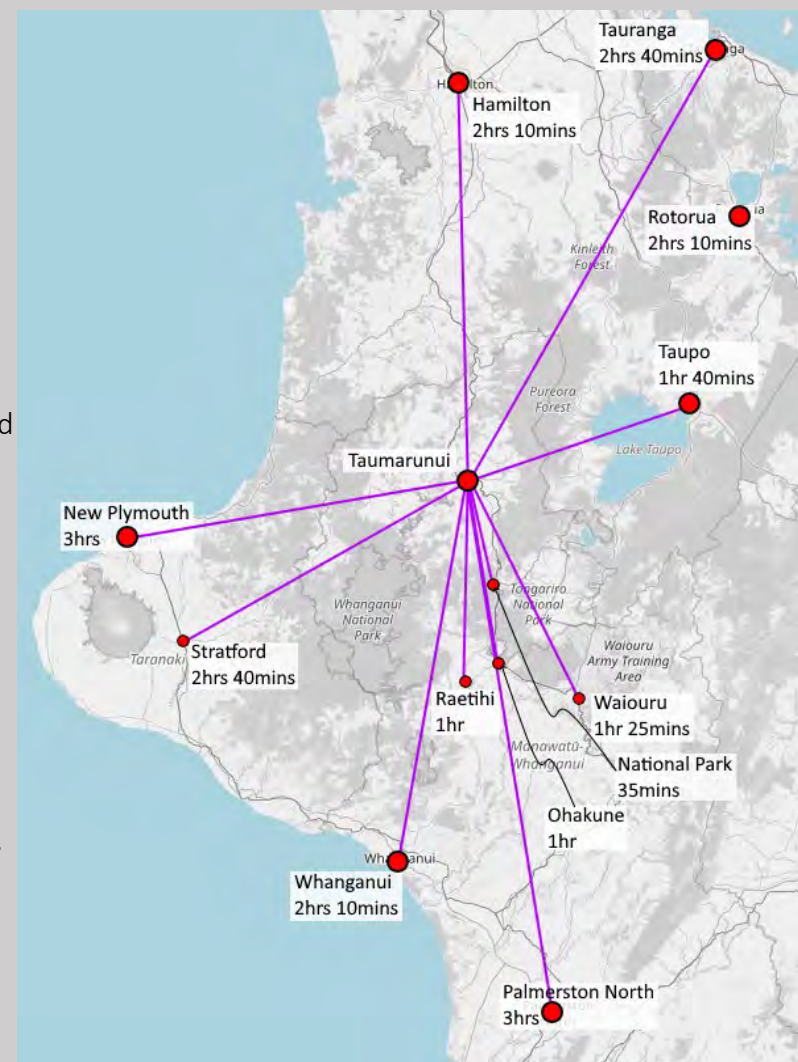




# About us

## 1 The Community

- A community with over 50% of Maori residents. Local iwi include Ngāti Hāua (mana whenua), Tuwharetoa, Ngati Maniapoto and Te Ati Haunui -ā-Pāpārangi
- A community that appreciates the small town friendliness, nature on its doorstep, the outdoors, sporting activities and has a strong interest in arts, music and cultural activities
- A total estimated population in 2020 of 4896 residents living within Taumarunui Central, East and North. Taumarunui|Manunui also hosts around 1929 tourists each year.
- A community of residents that is expected to grow by 794 persons over the next 10 years to 2031<sup>1</sup>.
- A community 2hrs drive from Hamilton which is where we need to access some of our health services
- The Māori population is generally more youthful, with more young people under 15 years, while our Pakeha population has more older persons over 65 years old
- In 2018, there were around 2140 private dwellings in Taumarunui|Manunui, with around 330 or 15% unoccupied
- A community challenged by rising housing costs and rents. Median house price sales have increased by 134.39% since 2017, with the current median house price sale at \$344,000<sup>2</sup>. This is impacting on rents with median rents now at \$301/week.



<sup>1</sup> RDC S Arthur-Curtis Planning Assumptions and Population Projections 2021-2031, November 2020, p 26, 42

<sup>2</sup> OneRoof.co.nz Market insights, Taumarunui 2021



- Median personal incomes are low in Taumarunui|Manunui compared to the median income of \$31,800 for NZ as a whole. In 2018, median personal incomes for Taumarunui|Manunui residents were between \$19,300 - \$22,500<sup>3</sup>.
- Taumarunui |Manunui also sits in North Ruapehu and is served by the Waikato District Health Board; the health outcomes for those residents living in North Ruapehu are lower than those of other Waikato Residents. There is high deprivation in North Ruapehu- 59% of North Ruapehu residents; and 72 % of Maori in North Ruapehu live in deprivation (source: WDHB-North Ruapehu Locality Profile 2020).



## 2 Housing in Taumarunui|Manunui

Housing is a key determinant of health, community and economic wellbeing. From the Council’s perspective it is cognisant that the Local Government Act 2002 “provides for local authorities to play a broad role in promoting the social, economic, environmental and cultural wellbeing of their communities, taking a sustainable development approach” (section 3(d)). Hence the Council is taking a number of initiatives to improve housing and well-being for its communities.

- In 2020, the Mayor and Councillors identified from their local knowledge, which is confirmed with evidence, that there are serious housing (health, and well-being) challenges across Ruapehu including in Taumarunui. In particular:
  - There is very limited emergency and social housing which is constantly full - meaning there isn’t any available emergency housing in Taumarunui. The Taumarunui Women’s Refuge confirmed in May 2020 that it receives approximately 1000 clients/year, with around 450 (or 45%) of



<sup>3</sup> Stats.govt.nz



these clients living in Taumarunui. The biggest challenge for the Refuge is finding a home for women who approach them and their children. The Refuge has only one Safe House that has 4 rooms (with one being the lounge that has had to be converted to make space for larger whanau).

- Additionally, those registered with the Ministry of Social Development for public housing across Ruapehu has increased significantly from 22 in March 2020 to 61 in December 2021, 69 in March 2021 and 75 September 2021. Around one third of those registered being from Taumarunui. There is also a hidden need, as some residents who could be eligible for public housing are not registered.
- Council's own wait list for its social housing has also increased, and is not limited to older persons. A review of the waiting list in May 2020, showed 17 of the 48 applicants on Council's social housing waiting list were aged between 21 - 60 years. Data also showed that 70% (34) on the waiting list during the same period sought a social housing unit in Taumarunui.
- Kāinga Ora currently own and manage 62 public housing units in Taumarunui. The Council owns a total of 81 individual social housing units across the District. 57 of these units are in Taumarunui on 4 different sites.
- There is insufficient temporary /and or affordable housing for tradespeople and key workers. Tradespeople for example are traveling from Taihape to work in Taumarunui, a journey of over 130km. In terms of existing housing stock, around 12% (or 250 homes) in Taumarunui are holiday homes; in terms of affordability the purchase price (median house price) of a home in Taumarunui has increased over the last 5 years from \$142,500 to \$334,000 with corresponding increases in rents from around \$170/week to \$304/week. Nearly half of Taumarunui residents are renters.
- There is limited choice in housing type and housing is of varying quality. The majority of housing stock in Taumarunui was constructed between 1960-1969, before regulations were introduced for home insulation. The age of housing is linked to no or poor insulation. NZ Statistics data in 2018 indicates that over one in five homes in Taumarunui Central are sometimes damp, and nearly one in five have mould. This is not too dissimilar for Taumarunui East and North. It is noted that the Residential Tenancies (Healthy Homes Standards) Regulations 2019 now require landlords to bring rental properties up to a warm, dry healthy standard. All private rentals must comply



within 90 days of any new tenancy after 1 July 2021, with all private rentals complying by 1 July 2024. All houses rented by Kāinga Ora and registered Community Housing Providers must comply by 1 July 2023. (Source: tenancy.govt.nz) The Council would support a monitoring programme that evaluates the impacts of the new legislation over time (e.g. on improved respiratory health, reduced days off work/school etc.)

- Housing stock is generally 3 bedroom and standalone. Younger residents such as the Taumarunui i - Ohura Youth Ambassadors seek more diverse housing stock such as 1-2 bedroom units for young people to be able to start their housing journey; and discussions with local real estate agents highlight the gap in retirement units.

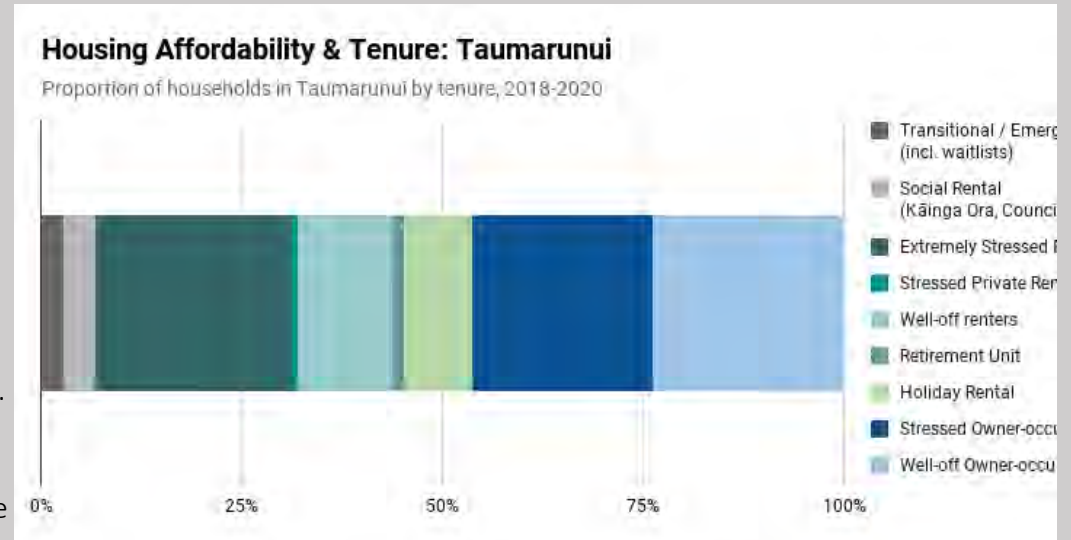


Figure 2: Housing Affordability and Tenure, provided by The Urban Advisory

- At the same time market conditions in Taumarunui are such that the private sector is unlikely to be able to build homes and make a margin on their product. Relatively low population growth also represents a commercial risk. Council’s residential building consents for 2020 indicates residential building activity in Taumarunui as follows:
  - 6 new 3-4 bedroom dwellings
  - 8 retirement units
  - 2 garages being converted for bedroom and ensuites
  - 1 granny flat
  - 1 transportable home and foundations for 3 transportable homes.
- Based on medium population projections, Taumarunui’s population would increase by 794 persons by 2031. Assuming an average of 3 persons per household, this would mean 26 new homes are required each year. In other words, current supply is not meeting anticipated demand.





- In 2020 there were approaching 20 sales of land for low density residential development. Most sections sold ranged from 600 to 1,400sqm and were mostly single unit sites. In 2021, local estate agents report continued good demand for land for low density detached residential units with transportable homes often being considered.
- As well, even though the Council agreed in 2020 to look at using vacant Council land to help deliver more housing across Ruapehu, it was unable to find vacant land in Taumarunui, and partners to develop and deliver a 'shovel ready' social and affordable housing project in Taumarunui. It is now working with Ngāti Hāua to identify new opportunities through the Maihi Ka Ora Funding that Ngāti Hāua may be able to access through central government.
- The estimated number of households in Taumarunui that are experiencing housing unaffordability and/or housing security is in the order of ~1200 households; over 50% of the total.<sup>4</sup>
- The Council is now actively engaging with Kāinga Ora and local iwi across the District, Ngāti Hāua, Ngāti Rangī and Uenuku to find ways to improve housing delivery across Ruapehu and rural NZ.

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<sup>4</sup> From **The Urban Advisory**, for Census Area Units Taumarunui North, Taumarunui Central & Taumarunui East. Data sources include 2018 Census, MEQ 2020 reports on housing market, social wellbeing insights 2020 (RDC), Tenancy bond data. Affordability is defined as spending no more than 30% of household income on housing (rent or mortgage). Households earning less than income required to afford median rent / lower quartile house price are stressed. Households earning less than income required to afford lower quartile rent are extremely stressed



### 3 Town Centre and Commercial Property Market

- The economy of Taumarunui town centre was adversely affected by the loss of jobs at two substantial local employers namely in the Railway industry and the former Freezer works although this is ameliorated to some extent by the new Petfood factory.
- At present there is no other known “game changer” which could significantly contribute to the local economy over the next few years. However, local intelligence gathering suggests that there is potential to encourage more State Highway 4 (SH4) users to stop, spend and ideally stay in Taumarunui.
- Additionally, the council is aware from the advice from the Waikato District Health Board team that where there are a lot of “health constraining” activities such as fast food outlets, gambling and alcohol venues that these collectively may result in “passive consumption”. This Plan aims to maximise opportunities for health and wellbeing by investing in enhanced public spaces and a range of cultural activities (such as the improvements at the Taumarunui Domain and supporting music and arts events in Manuaute Street).
- The main commercial activity is located along Hakiaha Street (SH4) which provides predominantly single storey retail and commercial buildings. There are currently few vacancies on this busy thoroughfare unlike the side and rear streets in the Commercial Zone. It is not easy to identify within the main street where the ‘heart of the town centre’ is – there is no town square for example. The Town Centre is currently a row of shops/commercial activity sometimes referred to as “strip shopping”
- Premises vary significantly in age, quality, state of repair, size and layout with some being earthquake prone. The Council has an initiative underway currently for veranda design along Hakiaha Street to enable earthquake and beautification improvements.
- There are several attractive heritage buildings dotted around the town centre that contribute to its character.
- From 2018 to 2020 there were a handful of freehold commercial sales each year sometimes to owner occupiers as well as property investors.
- To encourage property owners to redevelop, or to sell their property for redevelopment, the land value would usually need to exceed the market value of the existing premises. Typically, this is not the case in the town centre.





- Another strategy is to leverage off existing large employers and institutions, such as Council, WHDB and the Ministry of Education, to prioritise procurement of local workers, job creation and build local wealth. This is known as a Community Wealth Building approach.

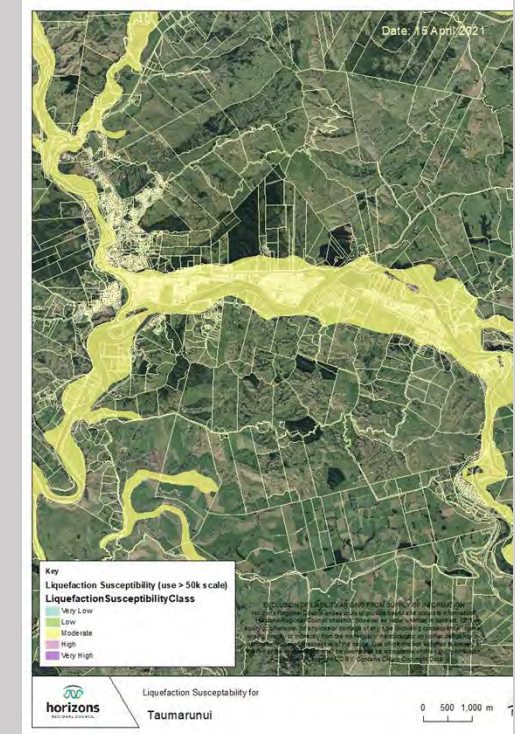
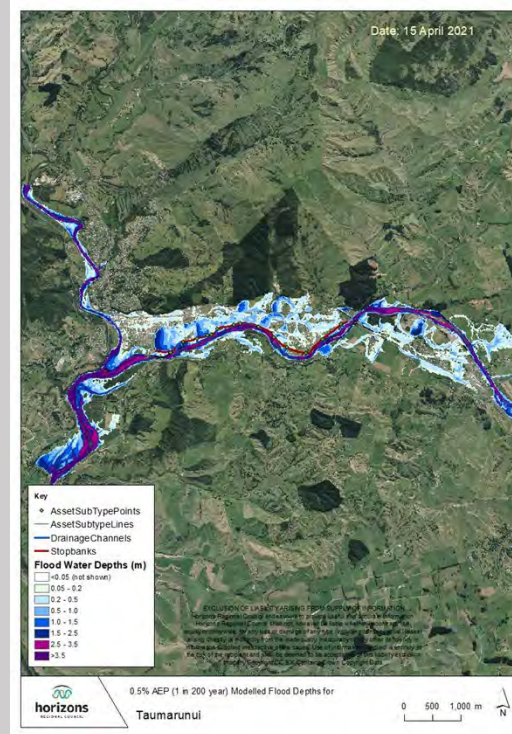
## 4 The Environment

- The town has grown around the three key transport routes of the Rivers, State Highways and the Railway.
- Local iwi have always treated the Whanganui River as sacred. Te Awa Tupua Act 2017 set in motion new intentions to uphold the mana (prestige) and mauri (life force). This Plan seeks to not put further pressure on the River by appropriately responding to issues of stormwater and run off.
- The three key transport routes all remain significant to the town today as they each still provide the opportunity to capture passing trade and are a reason for people to spend time in the town.
- Taumarunui has its own unique natural environment which is enjoyed by residents and visitors. The current District Plan ensures that public lands such as Department of Conservation Land, National Parks, and specified reserves are zoned as Protected Natural Areas. The Council does not identify any private land as Significant Natural Areas (SNAs) in its District Plan, however it has a general rule about native bush clearance over a certain height and size. The Regional Council ensures through its regional One Plan that works proposed around any rare and threatened habitats require a resource consent.



## 5 Climate Change, Flood and Liquefaction Risk

- The ground along the line of SH4/Railway are relatively flat.
- Much of the existing urban area to the south of the railway is subject to potential flooding and could be prone to liquefaction in event of an earthquake.
- The Council’s Climate Change Risk Assessment that has been undertaken with the Horizon’s Regional Council indicates that risks to Ruapehu’s population centres are primarily associated with flooding. “Current exposure of public spaces to extreme weather events is currently low, assessed as increasing to high by 2100 as extreme events become more frequent and severe (NiWa 2016).<sup>5</sup>
- Discussions with Horizons Regional Council have suggested that there could be ways that the impact of flooding could be reduced. **This will need to be the subject of detailed study and design (beyond the scope of this project).**
- Finding ways to alleviate flooding issues can bring the opportunity to maximise the capacity of sites within the existing town to assist with meeting the housing needs, providing the engineering costs do not make this prohibitive.
- Developing on land which is identified as being susceptible to liquefaction will bring the requirement for developers to consider this issue in greater detail and to design accordingly. This may result in increased build costs compared to a site which is not susceptible to liquefaction.
- ***Note: Some of the study area is not included in the flood modelled area and has not been modelled. The liquefaction hazard information is based on a regional scale map. This information regarding flooding and liquefaction is not suitable for use as a site-specific analysis and owners, developers and others should each carry out their own due diligence.***



<sup>5</sup> RDC, Ruapehu District Climate Change Risks 2021, page 11





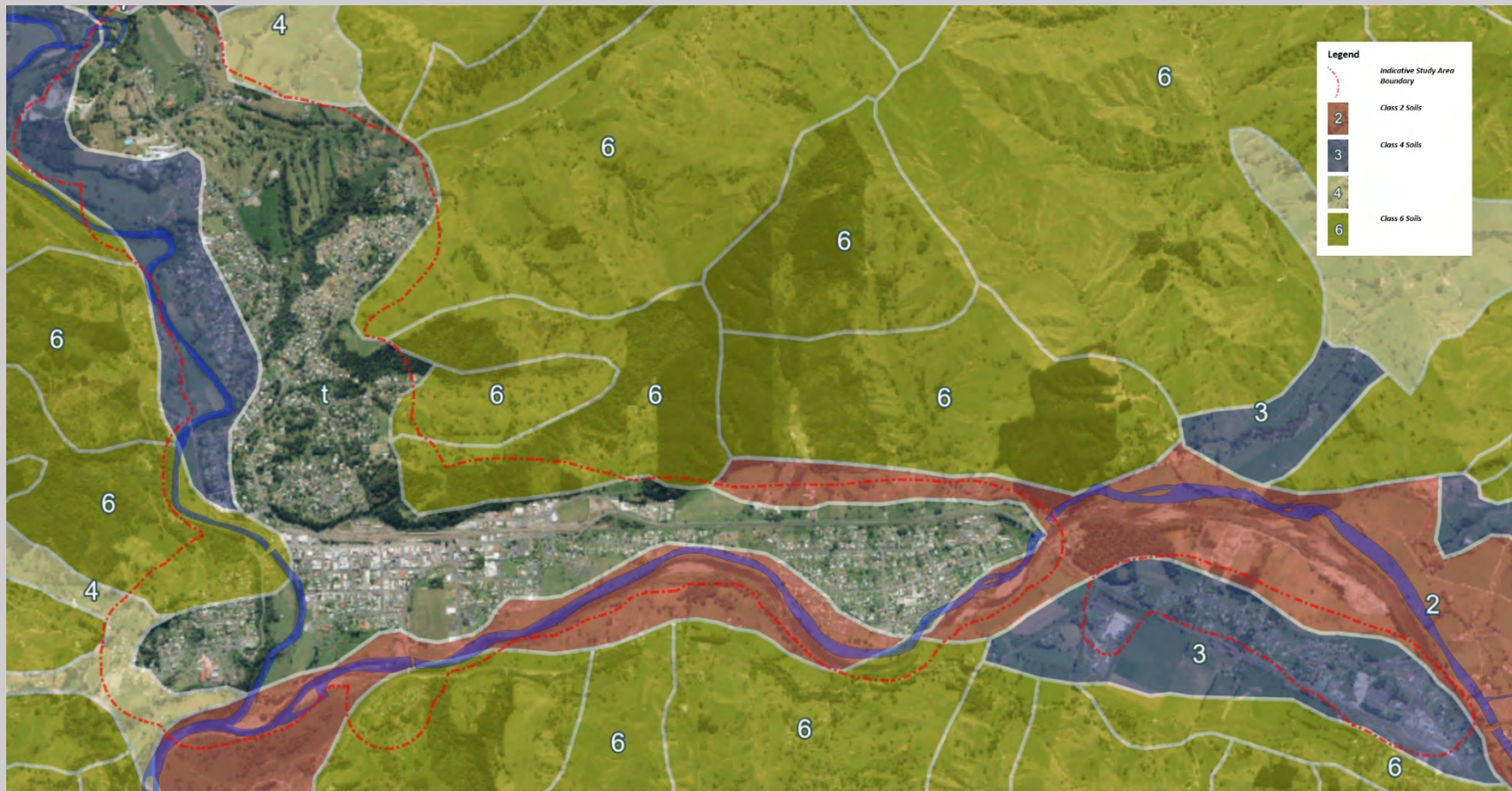
## 6 Earthquake Prone Buildings

- The towns in Ruapehu District generally contain a number of older buildings – these buildings contribute much to the streetscape and nature of the towns.
- A number of buildings built prior to 1976 in Taumarunui have been identified as potentially earthquake-prone. Work in establishing whether individual buildings meet the minimum criteria for seismic safety is continuing, and is required to be completed early in 2022. In the interim, the actual number of buildings that are earthquake-prone is not known.
- Those buildings that are classified as earthquake-prone will be identified to users as such by way of a “sticker”.
- The question of whether a building should be strengthened or demolished is one that the Owner will have to determine in due course. The time period for the completion of either action is 25 years, during which the balance of economics may change from time to time.
- The return to the Owner, and hence the economic value to the owner, is largely determined by, in the case of rented buildings, the rent charged, and this is unlikely to change as a result of strengthening alone. For owner-occupied buildings the value of the strengthened building is thought unlikely to produce an increase in sales revenue.
- Many of the buildings are occupied by retailers, and the interior style, décor, fixtures and lighting are somewhat dated in comparison with current retailing standards.
- At the present strengthening costs may well be considerably greater than the loss that would occur if the building was demolished without replacement.
- However, the cost of strengthening and interior refurbishment may well, over time, be shown to be economic when compared with the cost of demolition and reconstruction, and would certainly assist in preserving the visual character of the town.



## 7 Soil Classes

- The Ministry for Primary Industries and Ministry for the Environment are working on a Proposed National Policy Statement for Highly Productive Land.
- The areas around the river floodplain consist of high-quality Class 2 soils, this includes land to the south of Taumarunui/Matapuna and to the north of Manunui.
- These areas should remain in agricultural use.





## 8 Infrastructure – Three Waters

### Water Quality and Water pressure:

- The Council has adopted an accelerated capital waterworks strategy in its 2021-2031 Long Term Plan to become compliant with new water standards within 5 years.
- Another key issue is low water pressure in parts of Taumarunui e.g. Manunui, Hospital Hill. Water pressure is important for firefighting. Water pumps can be installed in homes to improve water pressure.

### Wastewater:

- Current capacity is okay, but may be constrained in the future.
- High water consumption is an issue. Water meters are an option and should be installed at the time of new builds as this is easier than retrofitting.

### Stormwater:

- Current system of drains and water course have limited capacity; stormwater modelling is needed to help inform options in the future.



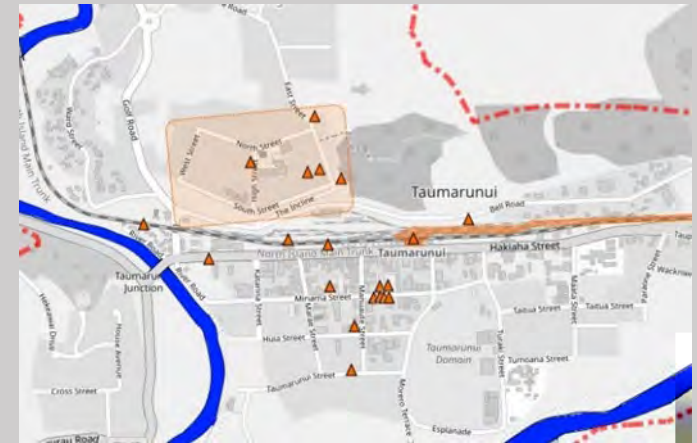
## 9 Heritage

- A number of scheduled heritage items are located around Hakiha Street and Miriama Street in the Town Centre, above the town centre in High Street and East Street and a further group within Manunui.
- Whilst the houses are not scheduled, Sunshine Settlement has a clear historic character of a quality and cohesiveness which deserves to be protected and maintained and this Plan recommends the District Plan be amended to enable further protection of this settlement; currently these heritage homes are identified in the District Pan for information only.

- The historic environment of the town centre and suburbs provides the opportunity to stimulate diverse shopping, commercial and leisure experiences, and to provide an instant 'sense of place' for new developments.
- Making the most of historic buildings and places is an important way to develop groups of businesses that are unique to the area, with areas with a concentration of historic buildings shown to bring commercial activity in the mid to high price range and more independent brands.

### The Value of Heritage<sup>6</sup>

- Taumarunui has clear historic character and provides a venue for recreation and business which can be of interest to a wide range of residents and visitors.
- Case studies have shown a clear link between increased economic activity and historic regeneration, and it is generally accepted that improvements to the historic environment have helped to support job creation and safeguarded existing employment.
- The cultural and historical significance of the area has already been a feature which has been used to shape and influence regeneration projects in the town. This should remain the case and the opportunity taken to ensure that the town retains its historic character, which people can identify with and are drawn to.
- The historic premises and overall historic character of the town centre can be a setting for cafés and restaurants to thrive, creating an urban oasis which has a feel and vitality that is very different from often increasingly similar town centres and shopping areas.
- Recognition of the special character of the area and involving the local community in the future management of the area can help to foster a sense of local and civic pride and make a positive contribution to the wellbeing of Taumarunui's residents. This includes younger people; historic neighbourhoods have been shown to provide what younger buyers are looking for, and younger people have been shown to be generally interested in heritage, especially



<sup>6</sup>As considered in unpublished paper for Hamilton City Council by Richard Knott Limited





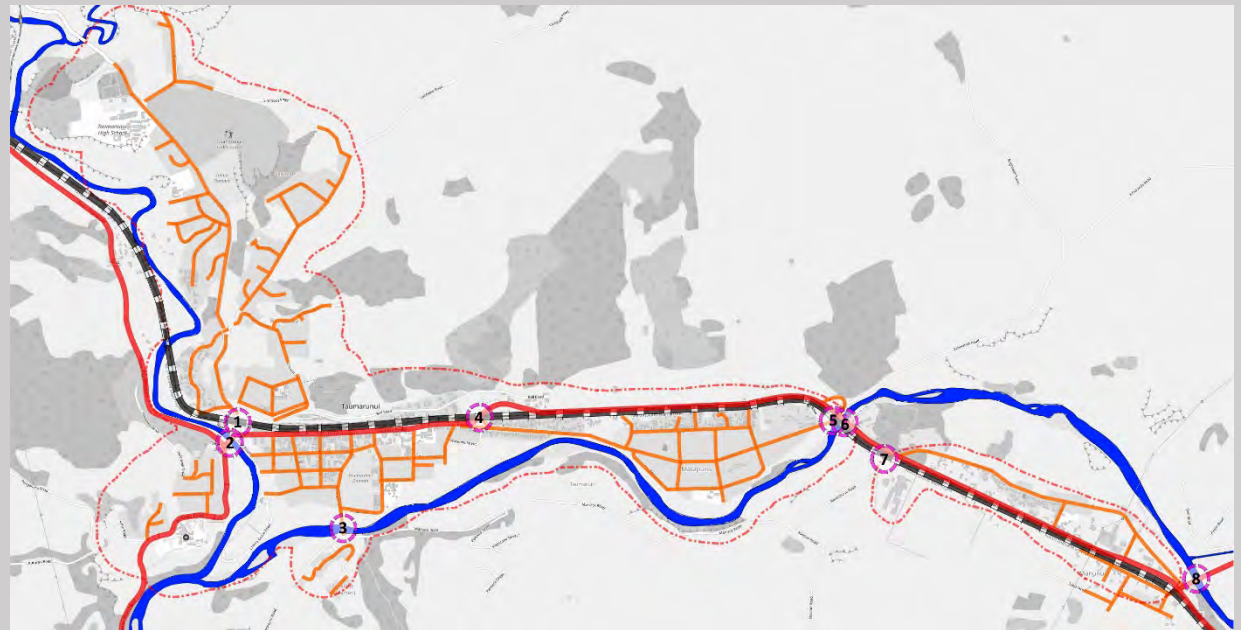
with the interactivity and experiences that using such an area could bring. The maintenance and enhancement of the area can assist new residents to ‘connect’ with the local area and integrate with the local community.

- At the public workshop residents expressed a keen interest in bringing Manuaute Street (the way street) alive with music, arts, events, and cultural activities. This Plan suggests that an “Events Trailer” be purchased to better enable this to occur. Additionally, the Council has identified that the Council’s Manager Community and Economic Development can assist local residents and diverse groups to work together to establish a regular programme of activity in such places.
- Each of the Heritage Buildings identified in the District Plan is marked by an orange triangle on the plans on this page.

## 10 Our Urban Structure and Movement

### Linkages

- The Railway and Rivers both limit the number of routes for pedestrians into and out of the town centre area.
- There are limited opportunities to cross the railway to head northwards into Rangoroa and Golf Road area (crossings (1) and (4))
- There is only a single route to the Sunshine Settlement area (3), with the steep rise in grade beyond this making access to the area even more difficult (although providing the area with panoramic views over the town and a desirable northerly aspect).
- There is a single route (SH43) into the Cross Street, Kururau Road and Bullians Avenue areas. This route rises steeply after it crosses the river (2), making these areas appear even more physically isolated from the town.



- Taupo Road provides the main connection to residential development to the east of the town centre, although it is flat and provides a direct link to the Hakiha Street main street area (4), with a further link to SH4 (5).
- The separation of Manunui from Taumarunui by the single route over the river (6) ensures that it appears as its own discrete place, with its own character. Manunui links to SH41 at the east (8).
- There is only one linkage across the railway to the new pet-food factory in Racecourse Road.
- The Whanganui River Bank Track provides a recreational route along the north side of the Whanganui River, from Cherry Grove Domain in the west to the east end of Manunui.
- A New Zealand Cycle Trail Heartland Ride and two Connector Routes link to the Town Centre.



## 11 Facilities

The majority of existing facilities, such as the supermarket, public offices, shops, the swimming pool, recreation reserves and located within the town centre or on its edge.

There are also facilities & services within local communities including:

- (A) Cemetery
- (B) High School
- (C) Golf Club
- (D) Supermarket
- (E) Arts Centre, Train Station and iSite
- (F) Industry
- (G) Church
- (H) Range of public and private offices
- (I) CKC REAP
- (J) Taumaruni Community Kokiri Centre
- (K) Council Offices and Library
- (L) Swimming Pool
- (M) Taumarunui Hospital
- (N) Sports Fields and Cherry Grove Domain
- (O) Ngapuwaiwaha Marae
- (P) Taumarunui Domain
- (Q) Turaki Primary School
- (R) Wharaurua Marae
- (S) Church
- (T) Scout Den
- (U) Taumarunui Holiday Park and Reserve
- (V) Church
- (W) Butchery
- (X) Manunui Club







## 12 Our Local Development Market & Future Need

- In order to ensure that the Taumarunui | Manunui Spatial Plan is informed by a realistic understanding of the local development market various development, options for commercial and residential developments were considered to indicate the likelihood of the private sector delivering new options of housing and mixed-use development in Taumarunui to consider their relative likely feasibility.
- These options include some housing and commercial typologies that are not currently typical of Taumarunui, including low rise (3 storey) apartments. These have been included in response to what we heard during our discussions, that residents want to see more housing options and housing choice in Taumarunui.
- These options were based on hypothetical sites, as it is important that any land owner or developer carries out their own development feasibility based on the specifics of their site and using up to date market information.
- Property market intelligence, opinions and insights have been collated from local property agents, valuers, developers, landowners, and investors including Property Brokers, Ray White, Harcourts, Bayleys, Doyle Valuations, Quotable Value, Horizons Regional Council, Kāinga Ora as well as private developers and investors. These together with transaction evidence, where available, have shaped the feasibility model.

### Delivery of residential development

- For the private sector to develop, the value of a property for development will usually need to exceed the current use value. So, a property is more likely to be developed as the site value for development increases above this “threshold” current use value.
- The modelling undertaken indicates that it is unlikely that, in Central Taumarunui, the private sector will undertake any significant delivery of different housing options, such as low rise terraced housing and apartments until prices increase by at least 50% (all other variables remaining the same) due to the lack of financial viability. Until this happens the site value for redevelopment remains below the “threshold” current use value. Locations outside of Central Taumarunui which have higher property values will reach the threshold for development sooner. There is also a barrier of market acceptance to overcome given that regionally there has been a longstanding norm of living in detached accommodation.

Colour	Residential development viability
	Unlikely
	Marginal
	More likely

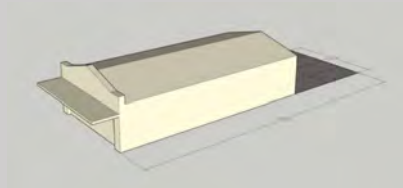
Option	Typology		Residential model price		Liquifac costs	Indicative development viability at model price increases						
	Type	Levels	Range	Test at		0%	25%	50%	75%	100%	200%	
5	Apartment block	Three	\$250-300,000	\$275,000	None							
					Added							
6	Two bed terrace houses	Two	\$300-350,000	\$325,000	None							
					Added							
7	Three bed terrace houses	Two	\$350-400,000	\$375,000	None							
					Added							



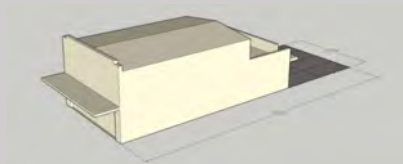
## Commercial Frontage site options

Typical site - 10m(w) x 30m(d)

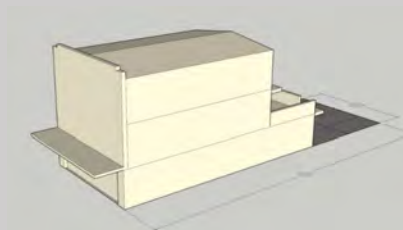
### *Single Storey Commercial*



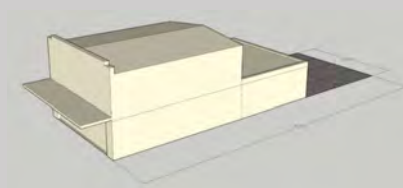
### *Two Storey - Ground Floor Commercial and First Floor Residential*



### *Three Storey - Ground Floor Commercial with First and Second Floor Residential*



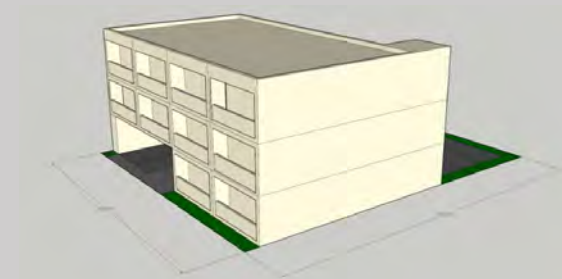
### *Two Storey – Ground Floor Commercial and First Floor Office*



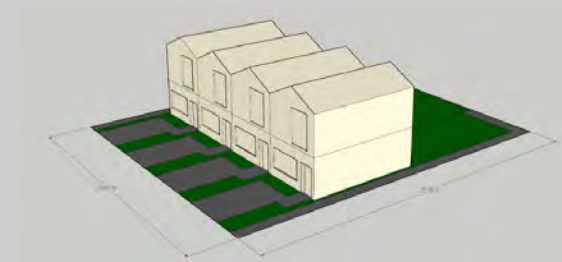
## Residential Typology Testing

Typical Subdivided/Amalgamated site, 20m(w) x 25m(d)

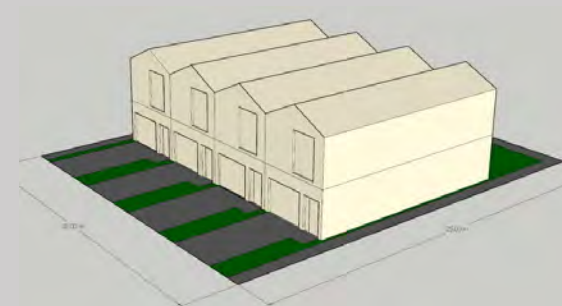
### *Three Storey, Two Bedroom Walk-Up Apartments*



### *Two Storey, Two Bedroom Town House*



### *Two Storey, Three Bedroom Town House*





- By way of example, for the 3 storey Apartment Option 5 tested, a current sale price of \$275,000 per unit has been modelled being the mid-point of an estimated price range of \$250,000-300,000 per unit. A development feasibility appraisal has been undertaken resulting in a residual land value (the price a developer would pay for the land to build this option) which is below the current value of vacant land meaning that the landowner would not sell the land for this option. This is shown as red in the table above indicating it is “unlikely” to be delivered at the current price. If the model sale price is increased by 75% from \$275,000 to \$481,250 then the viability is shown as “marginal”.
- Each housing option has been tested with and without potential building strengthening costs to address liquefaction risks in some localities. Delivery becomes less financially viable when these extra costs are added.
- Comprehensive development in Central Taumarunui is stifled to some extent by the disparate land ownership and the difficulty agglomerating large contiguous land holdings. Typical existing local stock is a 90-110 sqm three-bedroom, one-bathroom standalone single storey house on a 650-1,000sqm section with garaging. The usual quality of the kitchen and bathrooms is moderate. As at April 2021 estate agents suggest the value of such housing in average to good condition is \$250-300,000 in the Central Taumarunui and Taumarunui East precincts. This is supported by the available sales evidence as well as asking prices in June 2021.
- Taumarunui has a predominance of single homes on generous sites typically 650-1,000sqm. Over the last couple of years there have been significant price increases in residential sections from around \$30,000 to \$60,000 plus and this may encourage more owners to subdivide. The private sector may now be more likely to contribute to the provision of the traditional standalone homes on smaller sites.
- Existing planning rules permit sub-division to create sites at a minimum of 450sqm net site area. This can allow the subdivision of sites over 900sqm subject to accessways. If the rules are changed to allow sub-divisions below 450sqm then more sites will have the potential to be sub-divided and this could contribute to the private sector supplying more housing.
- However, even the provision of new transportable homes is financially challenging. An estimated cost of a two-bedroom 65sqm transportable home (excluding a septic tank) is in the range of \$165- 260,000 depending on quality. Adding this to a typical site value of \$60-75,000 provides a lower end “break even” total cost of \$225,000 excluding other development costs and any profit margin.

### **Delivery of commercial and mixed-use development**

- The commercial and mixed-use development modelling, shown below, indicates that it is unlikely that there will be any significant development in the town centre until prices increase by at least 50% or so. It should be noted that commercial price growth over the last decade or so has been limited.



- For example, Option 1 is a single level retail development with an estimated price in the range of \$2,150 to \$2,750 per sqm and therefore a price of \$2,500 per sqm has been tested. At this price, the development is not financially feasible. If the price increases by 50% to \$3,750 per sqm it becomes marginally feasible. If the price increases by 100% it is more likely to be delivered.

Colour	Commercial development viability
	Unlikely
	Marginal
	More likely

Option	Typology		Commercial model price		Residential model price		Liquifac costs	Indicative development viability at model price increases						
	Type	Levels	Range/sqm	Test at	Range	Test at		0%	25%	50%	75%	100%	200%	
1	Commercial	One	\$2,150-2,750	\$2,500	N/A	N/A	None Added							
2	Commercial & residential	Two	\$2,150-2,750	\$2,500	\$250-300,000	\$260,000	None Added							
3	Commercial & residential	Three	\$2,150-2,750	\$2,500	\$250-300,000	\$260,000	None Added							
4	Commercial	Two	\$1,750-2,150	\$2,050	N/A	N/A	None Added							

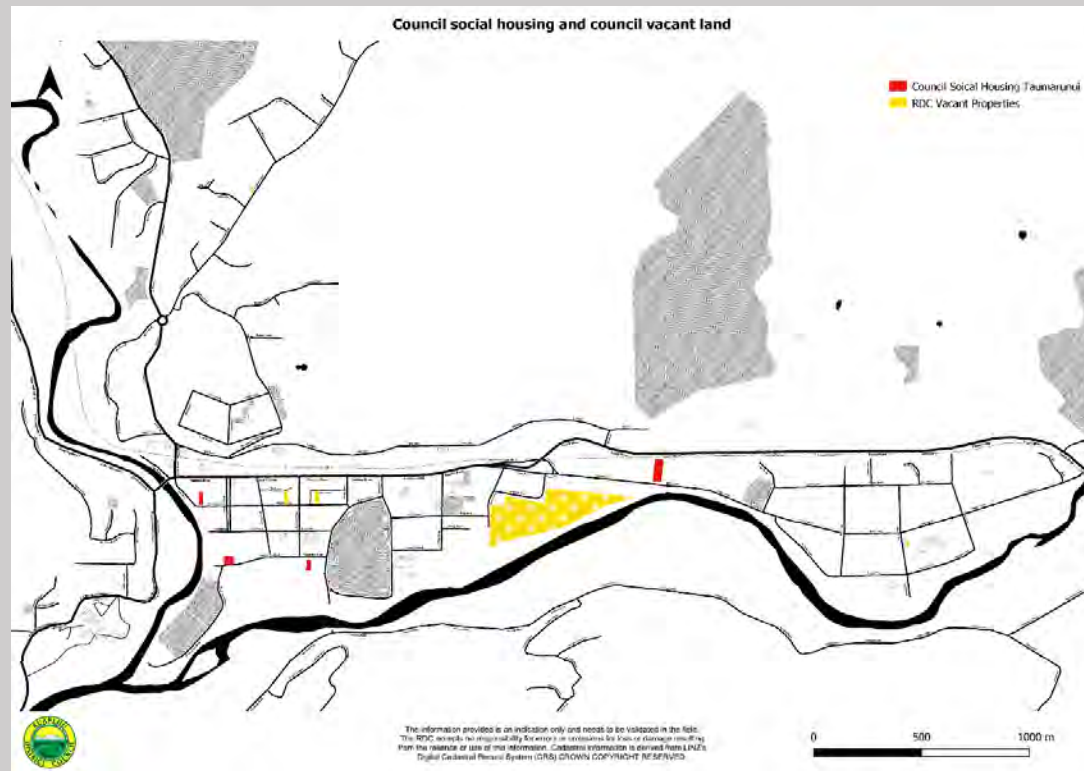
- The model price assumes a location on Hakiha Street which is the most valuable location. Prices for other locations are likely to be lower and development would be even more financially challenging.
- It may be feasible to undertake a refurbishment of some existing commercial premises for use as residential. The viability would vary property by property.
- Based on these market feasibility findings, central government intervention is required to assist in the delivery of new housing forms and affordable housing options that cater for a range of needs.
- Clarifications are being sought concerning the capacity of some local infrastructure, particularly stormwater to accommodate the required new housing.

The Taumarunui | Manunui Spatial Plan when completed can be used as a platform for further engagement with central Government on projects, providing central Government with an evidence based Taumarunui | Manunui Spatial Plan.



### 13 Our Vacant Council-owned Land and Public/Social Housing

- Council and publicly owned land can provide the opportunity to bring forward new public housing or for the Council to alternatively bring forward housing in partnership with others using its vacant land holdings.
- The map opposite identifies the locations of Council’s social housing and Council owned vacant land.
- The Council seeks to partner with Kāinga Ora, and local iwi to develop housing projects.
- Māori organisations including iwi, hapū and whānau are eligible to receive funding from central government to build capacity and deliver housing in Taumarunui|Manunui
- Through the MAIHI Ka Ora – Māori Housing Strategy; the transfer of vacant land from Council back to mana whenua can support housing delivery through MAIHI Ka Ora





## 14 The Subdivision Potential of our Land

- The current minimum lot size in Taumarunui is 450m<sup>2</sup> (net site area), except for the comprehensive development of land greater than 2000m<sup>2</sup> net site area where the minimum average lot size can be as low as 300m<sup>2</sup>.
- In all cases other rules must be complied with, including private outdoor open space, building coverage and yard sizes.
- Consideration of the reduction in some of these standards could increase the subdivision potential of land within the existing urban area or already zoned for development. This would be in line with the expressed desire for greater housing choice in the local area.
- It is recommended that should minimum lot size be reduced, consideration should be given to maintaining existing standards for yards (except where appropriate to encourage semi-detached, duplex or terraced buildings) to ensure that the existing sense of spaciousness of Taumarunui prevails.

## 15 Our Options and Issues

Option	Description	Advantages	Disadvantages	Other Issues
<b>District Plan Changes</b>				
<b>Increase the residential spatial zoning boundaries</b>	- Rezone greenfield land to residential	- Likely to deliver more homes given the purported private developer demand for large sections for family homes	- Urban sprawl - Loss of other beneficial zones - Development closer to the heart of town is preferable for environmental, community and safety reasons - Existing services infrastructure may be inadequate	- Investigate prime sites which would deliver a significant number of units close to existing housing - How to ensure delivery rather than land-banking



<p><b>Mixed use development in and near the town centre area</b></p>	<ul style="list-style-type: none"> <li>- The commercial zone already allows mixed and residential uses (with residential being a Permitted activity providing it is not at ground floor).</li> <li>- Look to see how a district plan change could assist with breaking down barriers to delivery</li> </ul>	<ul style="list-style-type: none"> <li>- Could deliver more homes within the town centre</li> <li>- New homes close to amenities</li> </ul>	<ul style="list-style-type: none"> <li>- Potential reverse sensitivity effects</li> <li>- Many people may not wish to live in the town centre</li> </ul>	<ul style="list-style-type: none"> <li>- May not be economically viable for the private market to deliver</li> </ul>
<p><b>Increase the intensity of development within residential zones (smaller lot subdivisions)</b></p>	<ul style="list-style-type: none"> <li>- Allow smaller lot subdivisions</li> <li>- There could be differential rules across the district allowing for smaller subdivisions closer to town.</li> <li>- Rules could be phased starting with central zones and a wider rollout only being undertaken if necessary</li> </ul>	<ul style="list-style-type: none"> <li>- Likely to lead to more homes</li> <li>- Less reliance on Greenfield development</li> </ul>	<ul style="list-style-type: none"> <li>- Concern over potential social disturbance</li> <li>- Concern over environmental impact</li> <li>- Concern that they would be mostly transportable homes</li> </ul>	<ul style="list-style-type: none"> <li>- Ameliorated by restrictions e.g. retirement living, key worker accommodation, hotel/motel</li> <li>- Ameliorated by detailed planning rules and/or design guides e.g. size of front gardens, proximity to other dwelling units</li> <li>- Allow more permissive subdivision for permanent dwellings</li> </ul>
<p><b>Increase the intensity of development within residential and commercial zones (additional height)</b></p>	<ul style="list-style-type: none"> <li>- Additional height in commercial zone</li> <li>- Additional height in residential zones</li> </ul>	<ul style="list-style-type: none"> <li>- Less reliance on Greenfield development</li> </ul>	<ul style="list-style-type: none"> <li>- Social impact</li> <li>- Lack of local acceptance</li> <li>- Unlikely to be delivered by the</li> </ul>	



			private sector given values/costs	
<b>Review existing minor dwelling rules to facilitate more units</b>				- Further investigation needed
<b>Combinations of the above several options</b>	- These could be phased and adjusted over several years in response to delivery	- Ensures controlled development rather than the easiest first	- More complex	
<b>Our Partnering Strategy</b>				
<ul style="list-style-type: none"> <li>- It is recognised that iwi, the private sector and public sector all have a part to play in the development of Taumarunui.</li> <li>- NHIT have indicated that they seek to partner with Council and have a Partnership Agreement with Council so that there is a mutually beneficial and long term working relationship. The development of this agreement is underway.</li> <li>- The private sector usually requires a sufficient profit/reward to undertake development. The public sector also needs to ensure that public funds are spent wisely and projects are delivered on time and within budget.</li> <li>- Council is working closely with Kāinga Ora and central government agencies to investigate the option of establishing a Community Housing Provider with Iwi and other Trusts to help deliver housing across Ruapehu. This option was consulted on in the draft 2021-31 LTP and the council has agreed following its deliberations to proceed with investigating this option. This is a medium to long term solution and is now included in the Council's 1- page Housing Strategy also adopted as part of the 2021-3 LTP process. (See Appendix 2.)</li> </ul>				
<b>Maori/Iwi Trusts</b>			-	- Engage with them to determine their appetite
<b>Kāinga Ora, TPK, MSD, MHUD WDHB</b>			-	- Explore existing opportunities such as MOU with Kainga Ora, accessing the HUD Partnership Innovation Fund
<b>Other public housing bodies e.g. CHPs</b>			-	- Explore
<b>Private Retirement Companies</b>			-	- Engage with them to determine their appetite





## 16 Appendices

1. Abbreviations
2. RDC's Housing Strategy

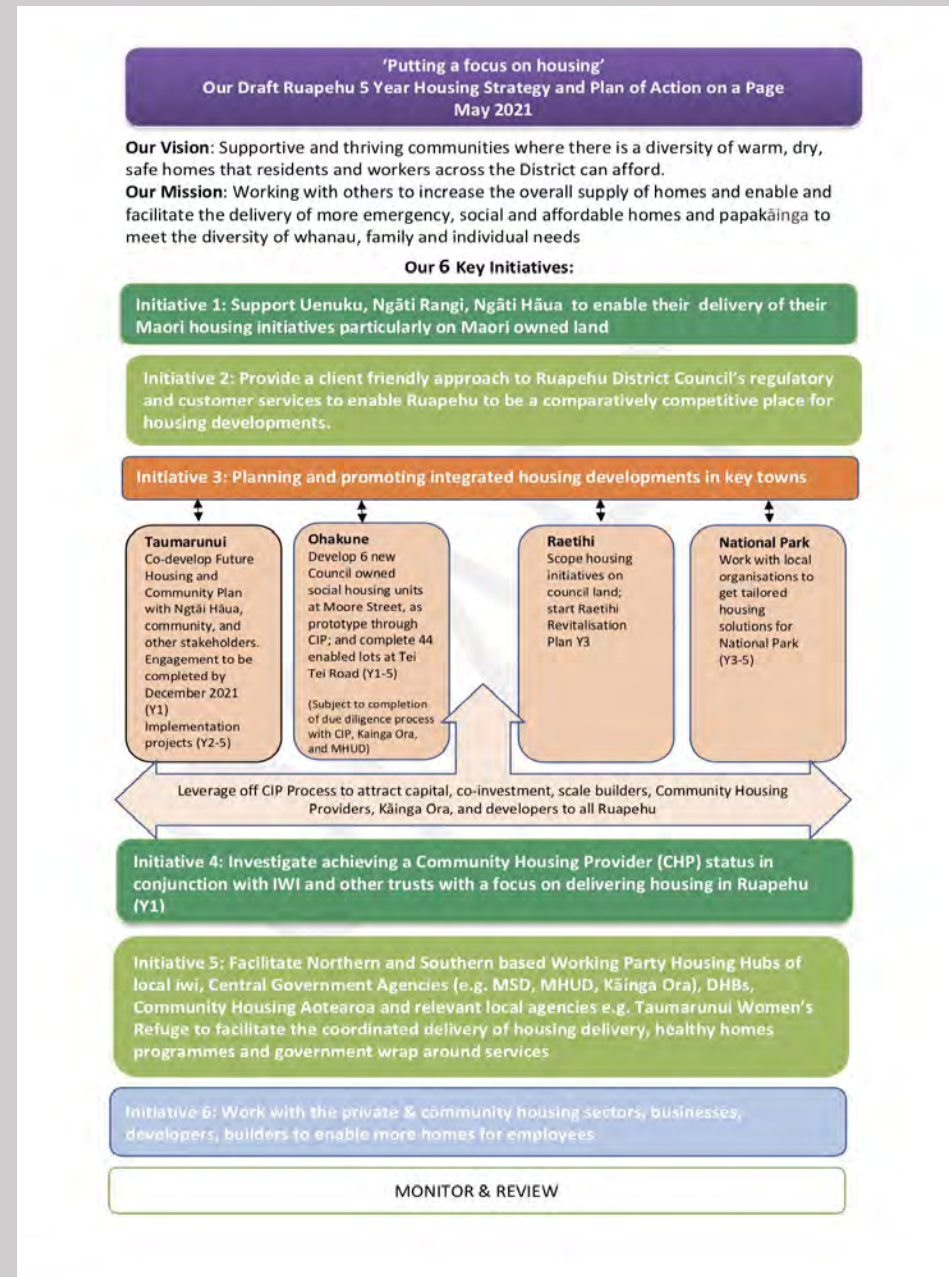


## Appendix 1 – Abbreviations

BID	Business Improvement District
CHP	Community Housing Provider
HRC	Horizons Regional Council
ITO	Industry Training Organisation
MBIE	Ministry of Business, Innovation and Employment
MHUD	Ministry of Housing and Urban Development
MOE	Ministry of Education
MSD	Ministry of Social Development
NHIT	Ngāti Hāua Iwi Trust
Public Housing	Housing owned or leased by Kāinga Ora and registered community housing providers (CHPs) that can be tenanted by people eligible for public housing
REAP	Rural Education Activities Programme
RDC	Ruapehu District Council
TEC	Tertiary Education Commission
TPK	Te Puni Kokiri
SH4	State Highway 4 – Hakiaha Street
Social Housing	in this Plan means housing provided by the Council for residents most in need of housing (See also Council’s ‘Public Housing and Affordable Housing Asset and Tenancy Management Strategy, November 2020)
UCOL	Universal College of Learning
WDHB	Waikato District Health Board



## Appendix 2 - RDC's Housing Strategy - Adopted June 2021





**Ruapehu District Council**  
59 - 61 Huia Street,  
Taumarunui 3920

Taumarunui | Manunui Spatial Plan Foundation Document

