



Te Poari ā-Rohe o Waiheke | **Waiheke Local Board**

Housing Strategy

2025-2035

Contents

1. Vision.....	4
2. Purpose	4
3. Introduction	5
4. Local Context and Challenges	6
Character of Waiheke	6
Population.....	6
Housing Supply	7
5. Housing Objectives and Strategies	9
Objectives	9
A. Support community partners and programmes focused on providing healthy, affordable and long-term homes for residents	10
B. Advocate to incentivise a transparent and accountable housing market that prioritises long-term accommodation	10
C. Encourage responsible growth and development that aligns with the character of Waiheke through advocacy to council and government	11
D. Advance the needs and aspirations of mana whenua and mataawaka Māori towards housing.....	11
E. Advocate to improve local supply of social housing	12
6. Community Partners.....	13
Community Networks Waiheke (CNW)	13
Waiheke Community Housing Trust (WCHT)	13
Waiheke Healthy Homes	13
Livingwaters and Waiheke Hope Centre	14
Piritahi Marae.....	14
Seaside Sanctuary.....	14
7. Actions and Advocacy: Past and Present.....	15
8. Relevant Plans and Policy	16
Auckland 10-year Budget.....	16
Auckland Plan 2050	16
Tāmaki Makaurau Tauawhi Kaumātua Age- Friendly Auckland Action Plan	17
Kia Ora Tāmaki Makaurau	18
Waiheke Local Board Plan 2023.....	19
Draft Waiheke Area Plan.....	18
Outcome 5: Housing.....	18
Outcome 7: Social infrastructure.....	19

	Essentially Waiheke Refresh 2016: A Village and Rural Community Strategic Framework	20
	Auckland Unitary Plan (AUP)	20
	Hauraki Gulf Islands District Plan (HGIDP).....	20
9.	Glossary	21

1. Vision

Waiheke is known as a welcoming and supportive community that embraces all walks of life while also prioritising sustainable and conscientious living. The unique character of the island underpins the Waiheke Local Board's work and the strategies it supports. In this spirit, the board envision a Waiheke where

all residents can access safe and healthy housing which meets their needs and gives them long-term security.

The Waiheke Local Board will support this goal by working towards the following key outcomes:



2. Purpose

The purpose of this strategy is to provide a framework for the Waiheke Local Board to advocate and to enable within its means, improvements in housing opportunities for Waiheke residents in greatest need and to strive to achieve the vision that all residents have safe and healthy housing. This is a ten-year strategy which will be reviewed each term to ensure alignment with evolving community needs and housing conditions.

Having this strategy will better equip the board to justify its actions and decisions when pursuing housing equity for island residents. Examples of the board's work include funding local programmes, investing in expert market research, engaging with resource consent applications and contributing to the review of the Hauraki Gulf Islands District Plan. **Section 7: Actions and Advocacy** expands further on the work the board are currently doing in this area. The right to a decent home has been confirmed by the New Zealand Government through its commitment to fulfilling the International Bill of Rights. Between August 2021 and July 2023, Te Kāhui Tika Tangata Human Rights Commission conducted a housing inquiry recognising that many people in Aotearoa New Zealand are not having their housing rights and needs met. The commission found that a decent home required seven characteristics: affordable, habitable, accessible for everyone, security of tenure, located near schools, employment and healthcare, access to core services and culturally adequate.¹

¹ <https://tikatangata.org.nz/human-rights-in-aotearoa/right-to-housing>

While it is not within the legislated scope of local boards to be housing providers, there are many actions that the board can pursue to progress the obligations of local and national governments to the human right to a decent home.

Considering the many aspects of the issue and community feedback, the board has written a set of **Outcomes, Objectives** and **Strategies** to guide its efforts in improving housing provisions on Waiheke Island.

3. Introduction

The housing crisis affects all New Zealanders; over the last 20 years, New Zealand has experienced faster growth in real house prices than any other OECD country.² On Waiheke, like many other parts of the country and tourist destinations around the world, the high cost and limited supply of rental housing make securing affordable, permanent, healthy housing unachievable for many of the island's residents. Along with the higher cost-of-living on Waiheke and the dependency on ferry travel to the mainland, the shortage of available and suitable housing is leading to the departure of long-term residents, increased deprivation levels and dependency on support (e.g. food banks) for low to middle income earners.

In addition to the social welfare concerns, the lack of suitable housing and no social housing investment for over 30 years, directly impacts the local economy. Many businesses struggle to employ staff, particularly those who rely on seasonal workers. Recruitment for roles at health centres, schools and police is also affected by a lack of affordable housing and government investment for key workers. The challenges in this area have been exacerbated post-pandemic.

The housing supply is also affected by cost and regulatory constraints that are unique to the Hauraki Gulf. Along with surging costs across the country, materials costs are impacted by the additional cost of freight transport onto the island. These costs are incurred regardless if the materials are purchased locally or off-island. Because there is no publically reticulated wastewater system for most of the island, all new construction or renovations must go through a resource consent process. This process can be expensive and protracted due to its highly technical nature.

Most of the factors which influence affordability and cost are outside the influence of the local board. Acknowledging this limitation, the board has developed this strategy to focus its actions to realistically reflect what it can do to improve housing supply and affordability on Waiheke Island. This strategy draws on community feedback to identify community-led initiatives and areas of advocacy. Further, it empowers the board to take direct action to improve housing supply.

Resources supporting this strategy include the Auckland 10-year Budget, Auckland Plan 2050, the draft Waiheke Area Plan and the Waiheke Local Board Plan 2023. Relevant plans and policy are reviewed under [section 7](#).

² New Zealand Infrastructure Commission, *The Decline of Housing Supply in New Zealand* (2019)

4. Local Context and Challenges

A distinct and acute need for housing is evident in the community. It continues to feature as a top priority through formal and informal engagement with residents, including the recent consultation on the Waiheke Local Board Plan 2023. There are several groups which are active in this space including Community Networks Waiheke (CNW) and the Waiheke Community Housing Trust (WCHT).

To effectively implement the strategies for improving housing provisions on Waiheke, it is necessary to first look at the current situation. This section gives an overview of the population, housing supply and local conditions.

Character of Waiheke

Waiheke Island is a unique and special place nestled amongst the islands of the Hauraki Gulf. It attracts nearly 1 million tourists annually³ and supports a population of over 9,000 regular residents. Its appeal is undeniable, but what makes this place special is harder to articulate. **Essentially Waiheke** is a community consulted strategy that takes on this challenge.

It defines the character of Waiheke as “connected to the essence of the Island as an entity, to its mauri – which is an essential source of emotions, clearly embodied by residents and visitors alike. Waiheke’s coastline and beaches, native bush cover, informal villages and low-density residential areas all contribute to the island’s strong sense of character.” It goes on to list the island’s remoteness, laid-back attitude, civic mindedness, and unique self-determination. The nature of living on an island fosters resourcefulness and collaboration.

Residents have a close relationship with the natural environment and the island’s abundant access to green space and coastline. The importance of this relationship has been reaffirmed through various consultations with community.

Along with **Waiheke Local Board Plan 2023**, this housing strategy commits to celebrating Waiheke’s unique local character and upholding what makes this place special.

Population

Preliminary details of the 2023 census data show the total population of the island at 9,162 people, an increase of 1.1% from the 2018 census (noting that the 2018 census was itself, under-reported). Estimates had projected an increase of 3% or more. This decrease, compared to the forecasted population total, may have been impacted by the local housing crisis. Age brackets of decreasing populations include 0-14, 20-29 and 40-49 which represent most of the family-aged population. Conversely, the fastest growing demographic group was people aged 65 and over with an increase of 16.9% between the two census periods. Likewise, the median age of the island has increased from 46.5 years in 2018 to 49.1 years in 2023, compared to a median age of 35.9 in the Auckland region.⁴

This trend away from youth and family-aged population may likely be a result of the housing crisis. It is detrimental to the long-term wellbeing of the island by changing the community’s economic viability and

³ <https://www.aucklandcouncil.govt.nz/about-auckland-council/how-auckland-council-works/local-boards/all-local-boards/waiheke-local-board/Pages/about-waiheke.aspx>

⁴ <https://www.stats.govt.nz/2023-census/>

balance. The difference in age distribution on Waiheke as compared to the region is evident in the graphs below, showing a distinctly higher proportion of older residents and lower proportions of younger age groups on Waiheke.

Furthermore, people 65 years and older are far more likely to experience disability, making much of the housing on the island inaccessible for them. While there is a limited amount of funding available to modify houses, generally the property owner or the affected individual will have to contribute to the cost. There are very few accessible houses on the island and little incentive for people building or renovating houses to consider accessible design.

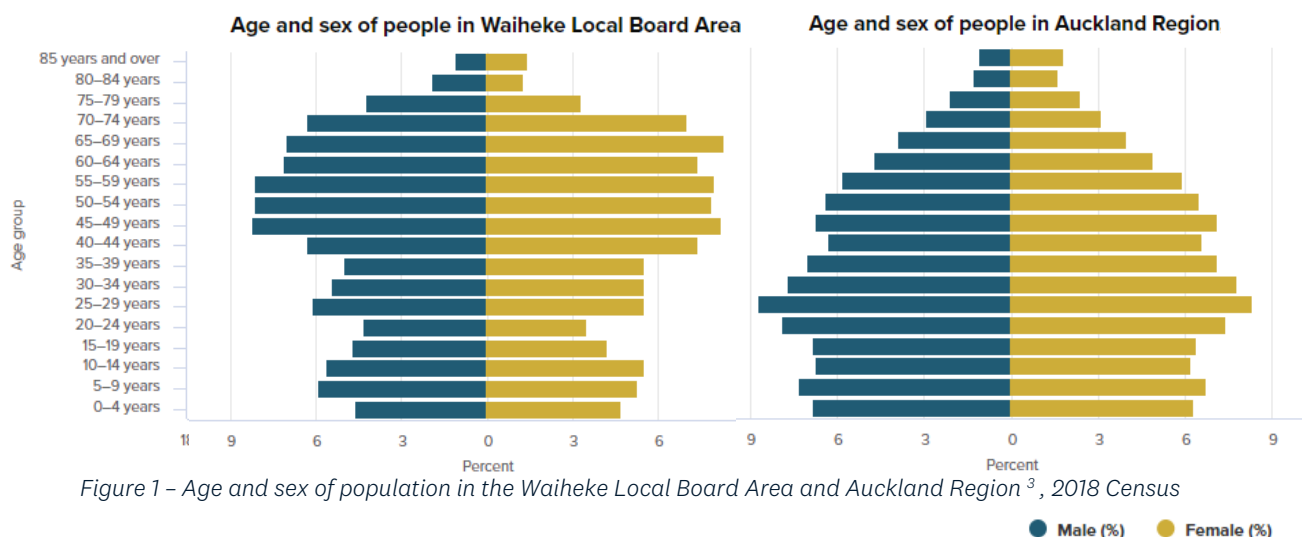


Figure 1 – Age and sex of population in the Waiheke Local Board Area and Auckland Region³, 2018 Census

Housing Supply

The census also collects information about private and non-private dwellings of an area. Most notably for this strategy, the 2018 census found that there were 3,780 occupied dwellings and 2,079 unoccupied dwellings. Over 35% of the available housing stock on Waiheke was unoccupied at the time of the census.⁵

The median weekly rent at the time of the 2018 census was \$450 per household, 32% higher than the national median. Data from Tenancy Services, a function of the Ministry for Business, Innovation and Employment, for the second half of 2023, lists the median weekly price for all types of rentals on Waiheke as \$669 per tenancy; 3-bedroom rentals have a median weekly rent of \$816.⁶

Tenancy Services calculates its data based on lodged bonds of privately owned dwellings. It reports a total of 507 lodged bonds on Waiheke Island in January 2024. This does not include informal tenancy agreements or the 14 Crown-owned Kāinga Ora residences. Some tenants feel compelled to enter into unlawful and informal tenancy agreements in order to secure housing on the island. While all tenants are still protected by the Residential Tenancies Act regardless of agreement type, some landlords exploit informal agreements to provide sub-standard housing or other non-compliant conditions.

A contributing factor that may be affecting the rental housing market is the Healthy Homes standards introduced by central government in 2019. This includes specific and minimum standards for heating,

⁵ This data is not yet available for the 2023 census.

⁶ Market rent prices is listed by suburb with no data listed for Palm Beach or the Eastern End
<https://www.tenancy.govt.nz/rent-bond-and-bills/market-rent/>

insulation, ventilation, moisture ingress and drainage, and draught stopping in rental properties. Between 1 July 2021 and 1 July 2025, all private rentals must comply with the healthy homes standards within certain timeframes from the start of any new, or renewed, tenancy. Some residents are faced with choosing between homelessness or inadequate and unhealthy homes, experiences that have been well documented in the media and by local organisations⁷

The prevalence of short-term accommodation removes housing from the available rental supply and applies price pressure in the housing market because potential home owners, including those who may offer the house as a permanent rental, are competing with those for whom the house is a business. As mentioned, 35% of homes were not occupied at the census date, including private holiday homes. 363 homes on Waiheke were self-declared to Auckland Council as online peer-to-peer short-term accommodation providers. This number is dwarfed by the over 1000 active listings on Airbnb⁸ and 492 listings on BookABach.⁹ Homeowners are incentivised to rent on a short-term basis because of the higher earnings and flexibility for personal use.

Many strategies used to augment housing supply in Auckland, such as increased density and inclusionary zoning, are not appropriate on Waiheke Island. The regulatory requirements in the Hauraki Gulf Islands District Plan were specifically designed to preserve the ecological and cultural traits that distinguish the islands from the rest of the Auckland region. The regulations endeavour to retain the essential character such as controls on pruning and removal of native flora, reduced allowance of earthworks and special considerations for native fauna. Additionally, the dependence on private wastewater disposal, specialised requirements to accommodate stormwater through such controls as designated limits on impervious surface cover, and the reliance on rainwater collection contribute to the unique development standards for the islands.

The most recent assessment of housing supply, the [Waiheke Housing Needs Report 2016](#), was completed by contractor Sue Watson and Auckland Council staff Mark Inglis on behalf of the Waiheke Local Board. This was prepared to support a business case for the establishment of social housing on Waiheke. Feedback from several community consultations informed the proposed actions along with a household survey.

Since completion of this study, the world has monumentally shifted with the Covid-19 pandemic. Waiheke has not been immune to the economic and cultural challenges that stemmed from the pandemic. Whilst the observations of this report are still relevant for the current 2023-2025 term and to the unique needs of Waiheke, there is a need for a refresh of the 2016 data.

The research from 2016 found that the following groups have the greatest need for housing support: seniors, families, seasonal workers and essential services workers. The report also noted a severe lack of housing provision for adults and children fleeing domestic violence, people with disabilities and vulnerable youth.

⁷ <https://www.stuff.co.nz/national/300735406/waiheke-wipeout-what-do-housing-and-transport-woes-mean-for-islands-future>

⁸ Website provided the approximate listings as “over 1,000 homes.” Search results were filtered to only return “entire home”, 1 or more toilets and “house” property type <https://www.airbnb.co.nz/waiheke-island-new-zealand/stays>

⁹ <https://www.bookabach.co.nz/d/18372/waiheke-island>

5. Housing Objectives and Strategies

As stated previously, the vision of the Waiheke Local Board is that all residents can access safe and healthy housing which meets their needs and gives them long-term security. In order to achieve this, the objectives and strategies prioritise improving conditions for those of greatest need. The board endeavours to fulfil its vision through focusing on four outcomes:



Objectives

The Waiheke Local Board identify the following objectives as pathways to achieve the envisioned outcomes. Outcomes are the final goal, while objectives describe what the board will do. Each objective has several action strategies to progress its goals. The objectives and strategies work in tandem to achieve the outcomes; many strategies can be applied to multiple objectives or outcomes.

The Waiheke Local Board will

- a) support community partners and programmes focused on providing healthy, affordable and long-term homes for residents.
- b) advocate to incentivise a transparent and accountable housing market that prioritises long-term accommodation.
- c) encourage responsible growth and development that aligns with the character of Waiheke through advocacy to council and government.
- d) advance the needs and aspirations of mana whenua and mataawaka Māori towards housing.
- e) progress the supply of social housing by engaging with relevant agencies and non-governmental organisations.

A. Support community partners and programmes focused on providing healthy, affordable and long-term homes for residents

It is important that all homes on the island provide safe, warm and healthy environments for those who live there. Community partners are an invaluable asset to Waiheke and its populace. Public feedback regularly highlights the benefit of Waiheke's highly engaged volunteers and community groups. The Waiheke Local Board recognise the expertise and dedicated service that local housing partners provide to the community. Community partners active on housing issues include Community Networks Waiheke, Waiheke Community Housing Trust, Waiheke Healthy Homes, Livingwaters and Waiheke Hope Centre, Piritahi Marae and Seaside Sanctuary. See **Section 6: Community Partners** for more information.

- Support housing quality improvement programmes that lead to better health outcomes including community-led healthy homes projects for low-income residents, retrofitting of homes to meet healthy home standards and promotion of government's [Warmer Kiwi Homes grants](#)
- Support local housing initiatives to develop options for affordable housing including for older residents, families, lower-incomes and key workers
- Seek opportunities to support and/or collaborate with community partners whose work and mission align with the vision of this strategic document
- Champion CAB to ensure it is able to continue to provide free tenancy advice and other relevant services in supporting residents with housing queries and challenges.

B. Advocate to incentivise a transparent and accountable housing market that prioritises long-term accommodation

The supply of housing stock in the rental market is significantly impacted by the choice of many homeowners to offer their houses as short-term accommodation.. In addition to well known platforms such as Airbnb and BookABach, there are several businesses on the island that offer property management services exclusively for short-term accommodation. A transparent and accountable housing market is one that equally benefits both tenants and landlords with clear agreements, fair pricing and honourable rental practices.

- Continue to advocate for a fair and reasonable accommodation rate, bed tax or localised targetted rate
- Investigate solutions employed by local and international municipalities that make use of the growth of the short-term accommodation market to the benefit of the community, such as the proposed visitor levy in Queenstown and the rating system in Hobart Australia
- Advocate for regulatory changes that require higher scrutiny and vetting of short-term accommodation to ensure its value to visitors and community
- Advocate for better protection of tenants including longer periods of tenure and rent stabilisation

C. Encourage responsible growth and development that aligns with the character of Waiheke through advocacy to council and government

Waiheke residents have consistently made it very clear that they value the unique semi-rural and rural character of the island. While intensification may not be suitable everywhere, some responsive and responsible housing growth can both honour the character of Waiheke and help to address housing supply needs. Local boards have a statutory role identifying and communicating those interests and preferences of its communities in relation to policies, plans and bylaws. The Waiheke Local Board will utilise key relationships to advocate to regional and national authorities with the goal of improving housing access and affordability on the island.

- Proactively engage with council and community to progress and facilitate the review of the Hauraki Gulf District Plan (HGIDP)
- Encourage responsible development of multiple permanent dwellings on a site as appropriate with other regulatory measures e.g.: septic capacity and stormwater
- Support plan changes to enable additional worker accommodation, e.g. hostels and boarding houses, that considers both seasonal and permanent employment
- Investigate planning and policy mechanisms that address housing supply barriers in similar communities considering house typology and zoning/land unit regulations, such as mixed-use zoning, tiny homes and multi-family dwellings
- Facilitate the sharing of data and knowledge between agencies and the effective distribution of those resources to community partners
- Promote council's [Pre-Application Guidance](#) to facilitate additional housing supply

D. Advance the needs and aspirations of mana whenua and mataawaka Māori towards housing

- Engage with mana whenua and mataawaka to better understand needs and aspirations
- Support Māori-centric models and local initiatives developed by Māori that align with the vision of this strategic document
- Support engagement with Piritahi Marae and Ngāti Paoa Iwi Trust on aspirations and opportunities for kaumātua and papakāinga housing.
- Investigate opportunities to work with Te Puni Kōkiri on local projects

E. Advocate to improve local supply of social housing

The Waiheke Local Board are not resourced to provide social housing but recognise its value and importance in improving the island's housing accessibility and preserving its diverse communities. It commits to the pursuing the following strategies to support greater provision of social housing on Waiheke.

- Advocate the need for local provisions to appropriate entities, such as Kainga Ora, MSD and Habitat for Humanity, on the understanding that displacement from one's community creates undue harm on wellbeing
- Investigate affordable housing and social housing models that may be appropriate for Waiheke to be considered for local actions
- Investigate service property optimisation opportunities of local board assets to enable additional social housing provisions

6. Community Partners

The Waiheke community is fortunate to have a highly engaged populace that prioritises volunteerism and supporting neighbours. Although this is a rich resource for the community, it is important to note that the imperative to provide housing rests with government organisations. The following is a list of groups that have previously partnered with and/or advocated to the Waiheke Local Board on housing issues.

Community Networks Waiheke (CNW)

Community Networks Waiheke is a membership-based network of Waiheke's health, social support and ancillary agencies including Budgeting Services, the three medical centres, a Waiheke Local Board representative, Citizens Advice Bureau Waiheke and various community-based support organisations¹⁰. CNW meets monthly and collaborates in the best interests of the Waiheke community, particularly for residents in vulnerable situations. The network has taken both historic and recent action advocating for an increase in social and affordable housing provision on the island.

Waiheke Community Housing Trust (WCHT)

WCHT is a non-profit charitable trust dedicated to providing affordable housing solutions for the local community on Waiheke Island. Its mission is to create and maintain a sustainable and inclusive housing environment that meets the diverse needs of Waiheke residents.

The trust was established in 2016 by Waiheke community members to address an increasing lack of affordable longer-term housing on the Island. Issues the trust identified at the time included: rising rental and property prices, limited opportunities for families to secure long-term affordable rental accommodation, and a rise in long-term residents leaving the island permanently.

In September 2023, the trust employed a General Manager on a part-time basis. The purpose of the role is to operationalise the trust's revised focus to create new housing opportunities on the island. In doing so, the trust wishes to work in partnership with Auckland Council towards achieving aspects of the board's housing strategy. As a first step, the trust will undertake data collection regarding housing occupancy and availability to share with the Local Board and other interested parties.

Waiheke Healthy Homes

The Waiheke Healthy Homes programme was initiated in 2016 by Waiheke Health Trust with support from the Waiheke Local Board to address issues of damp and unhealthy housing on the island. The programme is now delivered by Habitat for Humanity (Northern Region), which provides home construction and repair interventions to assist whānau in need to access adequate, affordable housing. On Waiheke, Habitat Northern undertakes a wide range of activities to create warmer and healthier homes in collaboration with whānau, local organisations and community housing initiatives. It offers interest-free loans or grants to homeowners, brokers home repairs with local trades, installs curtains and insulation and provides Winter Warmer packs to mitigate the effects of cold and damp housing. The Waiheke Local Board has supported their initiatives through grants for a number of years.

¹⁰ Other members include: Waiheke Youth Centre Trust, Te Ārai Roa Manaaki, Kai Conscious, Living Waters, Waiheke Adult Literacy, Waiheke Resources Trust, Reach Out Waiheke, WISH Trust, Literacy Aotearoa and Auckland Council Community Broker.

Livingwaters and Waiheke Hope Centre

Livingwaters is a faith-based community organisation based in Surfdale, Waiheke. Led by Wiremu Te Taniwha and his partner, Laura Rahui, Livingwaters AOG Church and its affiliated community organisation Waiheke Hope Centre Trust offer regular food relief initiatives and transitional housing for those in need. Livingwaters aspires to providing increased transitional housing options for vulnerable community members, with a particular focus on seniors.

Piritahi Marae

Piritahi Marae is a community marae based at Te Huruhi Bay Reserve in Blackpool that welcomes ngā hau e whā, people of all iwi and backgrounds. The marae provides a wide range of cultural and social supports to the Waiheke community and has Piritahi Hau Ora, Childcare Centre and Maara Kai based in its grounds. Although the marae doesn't currently offer housing, the Marae Komiti has advocated to the local board on housing issues for whānau Māori and includes plans for kaumātua housing in its long term Strategic Plan.

Seaside Sanctuary

Seaside Sanctuary is a former rest home located at The Esplanade in Surfdale. The rest home service was closed in 2011 due to changing legislative requirements, increasing maintenance costs and difficulties attracting appropriate staff. Seaside Sanctuary currently provides boarding house style independent living for eight seniors, with some receiving home help support from the Royal District Nursing Society. In response to community feedback, Seaside Sanctuary Trust is working towards options for improving the facility and converting to an Abbeyfield model, which would provide safe and secure independent housing supported by a housekeeper.

7. Actions and Advocacy

The Waiheke Local Board has undertaken a number of activities and advocacy areas to try to help understand and address housing pressures on the motu. Some of these activities are ongoing, some have been completed in the past, and some initiatives were unsuccessful. When observing these actions and advocacy areas it is important to consider the political position of the Waiheke Local Board within the model of Auckland Council and central government in Aotearoa. As mentioned previously in this document, the Local Board is restricted in its actions to directly address housing issues, but this section displays some of the efforts the board has undertaken in the time since the previous Housing Strategy was adopted.

These include:

- Reviewing the Waiheke Housing Strategy and prioritising advocacy for changes to meet identified community needs including affordable, community and social housing.
- Advocated for Onetangi Backpackers to become emergency accommodation during the Covid-19 pandemic (unsuccessful due to Auckland Council staffing capacity issues).
- Investigation of council property for future seniors and/or community housing development.
- Advocating to the Governing Body for investigation and action on ghost house levies, rates/tax differentials for holiday home rentals .
- Development of and advocating for the finalisation of the draft Area Plan which recommends Housing and Infrastructure action over the next 30 years.
- Worked with Seaside Sanctuary to identify any potential opportunities to provide aged care (unsuccessful due to budget constraints).
- Advocating to the Governing Body for funding to review of housing provisions within the Hauraki Gulf Islands District Plan.
- Advocating to Central Government for seniors and community housing support on Waiheke.
- Funding support to the Waiheke Community Housing Trust to progress their objectives.
- Community grants and dedicated funding for the healthy homes initiatives.
- Funding support provided for Waiheke Healthy Homes Initiative.
- Convened a housing on island group.
- Funded a survey of people living in vehicles, which was carried out by Community Networks Waiheke.
- Funded market research to understand the level of demand for rest home level care.
- Attempted to procure a rest home provider (unsuccessful due to budget constraints).
- Advocated to the Governing Body to remove the accommodation providers targeted rate.
- Funding support provided to increase the capacity of Livingwaters.

8. Relevant Plans and Policy

The Waiheke Local Board Housing Strategy draws on outcomes and objectives within existing plans and policy within Auckland Council.

In 2019, the Planning, Environment and Parks Committee of Auckland Council agreed that council's preferred role in affordable housing is to intervene and lead through planning mechanisms, improving council processes, concessions or grants for community housing, exploring affordability mechanisms and rental tenure security for tenants. While this was five years ago and pre-Covid, it is worth noting when considering the role of local government and the importance of advocacy by the local board to achieving these goals.

Auckland 10-year Budget

Development of a Long-Term Plan (LTP) is a nationally mandated function of every regional authority. Auckland Council refreshes its 10-year budget every three years. The LTP sets out the priorities and funding for council activities that are planned over a 10-year period. It includes financial and non-financial information for the whole Auckland Council group.

The 2024-2034 LTP focuses primarily on the mechanisms of growth and the supply of infrastructure to ensure sustainable development. While Waiheke does not sit within any of the identified priority growth areas, growth in this community would realise the goals of the LTP by furthering the provision of high-quality and variable housing that reflects the needs of a diverse community.

To aid interpretation, elements of the key decision-making responsibilities of local boards and the Governing Body are provided for each allocated activity. It is useful to understand the allocation of these activities to best enable the Waiheke Local Board to influence outcomes.

While plans, projects and initiatives that support community development and facilities specific to the local area do fall under the decision-making responsibilities of the local board, decisions relating to social housing policy and any funding initiatives sit with the Governing Body. This creates an opportunity for the Waiheke Local Board to rely on a strong relationship with the Waitemāta and Hauraki Gulf Ward Councillor and other pathways for advocacy to the Governing Body, such as attendance at committee meetings or open workshops.

Auckland Plan 2050

Auckland Council developed the **Auckland Plan 2050** to establish a long-term spatial plan for the region as part of its LTP requirements. It is intended to set high level direction for the region to prepare for the opportunities and challenges of the future.

It is divided into six key outcome areas, one of which is **Homes and Places: Aucklanders live in secure, healthy and affordable homes and have access to a range of inclusive public places**. This outcome acknowledges that the housing system in Auckland does not serve many of its residents by making it unaffordable or inaccessible.

Secure and healthy housing is associated with the accumulation of greater intergenerational wealth and other benefits not available to those living in short-term or unhealthy homes.

Through strategic growth, the Auckland Plan 2050 aims to provide a variety of housing costs and tenure options. The Plan calls for holistic thinking and action to create smarter solutions. This means considering all stakeholders, not just homeowners or investors, and the vast array of wellbeing measurements that coincide with housing such as proximity to culture and business, social and health services, and the experience of the built environment.

Tāmaki Makaurau Tauawhi Kaumātua | Age-Friendly Auckland Action Plan

This action plan was developed to ensure the needs of older Aucklanders are met now and into the future. Kaumātua are a taonga and resource for the community. It is vital that Auckland values older people's viewpoints and contributions, and the progression of the city needs to reflect these values.

The plan borrows from the World Health Organisation's (WHO) Age-friendly Cities and Communities Framework and *Te Whare Tapa Whā*. Recognising the interconnectedness of all aspects of wellbeing, the plan identifies 12 domains which have the greatest influence on quality of life for older people.

Domain five focuses on the needs of housing for older residents and identifies ten actions to enable this goal. Key priorities for housing are,

the ability to age in place, stay connected to our community and be near family, services and facilities.

The **Waiheke Housing Needs Report 2016** identified seniors as one of the groups of greatest need on the island. **Tāmaki Makaurau Tauawhi Kaumātua** provides the local board additional frameworks on which to validate strategy towards enabling housing for this demographic.

Actions that are relevant to Waiheke are identified in the table below.

Domain	Action
Kaumātua	Kia ora Te Marae — Marae Development: Advocate on behalf of marae, support the development and delivery of marae services, including education, health and social services. Create opportunities to support whānau and community wellbeing, such as civil defence centres, kōhanga reo and early childhood education.
Housing	Community Connectors: Supporting older people to navigate housing options, barriers and issues.
	Deliver more developments on surplus council land, in partnership with community housing providers, mana whenua, mataawaka trusts or organisations, governments and private developers.
	Support working closely with housing developers such as Kāinga Ora or private developers to ensure the delivery of community-centred housing and neighbourhoods.
	Support initiatives that enable elders to age in situ, including community efforts to establish rest homes and respite care.
Respect and Social Inclusion	Build an age-friendly community where people of all ages, kuia and kaumātua, can live healthy and active later lives, participate in activities they value and contribute to their communities for as long as they want to.

Kia Ora Tāmaki Makaurau

Kia Ora Tāmaki Makaurau is a performance measurement framework to guide Auckland Council to respond more effectively to the needs and aspirations of mana whenua and Māori communities. This framework applies to the work of the Waiheke Local Board as it does for all other aspects of Auckland Council.

The framework identifies ten mana outcomes. These are outcome statements that are set by Māori through extensive community workshopping and engagement with mātauranga Māori experts. Each mana outcome is supported by a measurable mahi objective that was developed by kaimahi of Auckland Council.

	Mana outcomes statement:	Mahi objective:	Measures:
Kia ora te Kāinga Papakāinga and Māori Housing <i>Led by Regulatory Services</i>	Whānau Māori live in warm, healthy and safe homes. Housing options meet the individual and communal needs of whānau in Tāmaki Makaurau Public sector, iwi and communities work together to ensure Māori housing is fit-for-purpose	The council group supports Māori housing and papakāinga aspirations through providing expert advice, appropriate investment and improved associated infrastructure.	<ul style="list-style-type: none"> • Number of Māori organisations and trusts supported to progress Māori housing and papakāinga development. • Number of consents issued that support Māori housing, papakāinga and marae infrastructure.

The Waiheke Local Board aims to progress the outcomes of Kia Ora Tāmaki Makaurau through realisation of this housing strategy.

Draft Waiheke Area Plan

The goal of the **draft Waiheke Area Plan** is to set a 30-year vision for the entire Waiheke Local Board Area but primarily Waiheke Island. It is a platform to guide integrated and transformational decision-making and investments. However, it does not set rules controlling development or allocate funding. The plan has an overarching vision that the inner Gulf Islands have a unique character, with healthy and prosperous communities holding values based on sustaining the environment for future generations and recognising mana whenua as kaitiaki.

This vision is underscored by nine key outcomes. Relevant to this Housing Strategy are outcomes five and seven:

Outcome 5: Housing	Outcome 7: Social infrastructure
Housing growth aligns with Waiheke's carrying capacity	An engaged and healthy community

Outcome 5: Housing

Outcome 5 considers how to provide for future housing without compromising the environmental and cultural values of the community, while identifying the failure of the market to provide affordable and accessible housing stock.

As noted previously, many solutions that are appropriate in Auckland are not possible on Waiheke Island because of regulatory requirements that endeavour to retain essential character of the island and preclude

the area from increased density and discourages development. The **draft Waiheke Area Plan** proposes the following actions:

- Review of planning provisions
- Impact study of visitor accommodation on the rental market
- Increased variation of housing type
- Focusing future growth in existing villages
- Preservation of the existing Rural Urban Boundary
- Leveraging the affordable housing work lead by Auckland Council

Outcome 7: Social infrastructure

Wellbeing is greatly influenced by the degree to which an individual feels safe and secure in their housing. The draft Waiheke Area Plan notes the many diverse and vibrant communities that make up the social infrastructure of Waiheke.

The current housing crisis has caused people to become displaced from their networks. Due to the serious lack of social housing on the island, people are faced with accepting placement in social housing elsewhere in Tāmaki Makaurau, including elder care accommodation. While this may provide secure affordable housing, it creates an enormous and permanent impact to personal wellbeing when long-term residents are removed from their established social infrastructure and community.

Waiheke Local Board Plan 2023

Local board plans set a framework and goals for the three-year term of the newly elected board. It is written in collaboration with community engagement and feedback. In the **Waiheke Local Board Plan 2023**, the board committed to:

refresh the board’s Housing Strategy and advocate for projects and policies that enable worker accommodation, affordable and social housing, and provide healthy, energy efficient housing.

The lack of affordable and/or healthy homes for our community is singled out as a major challenge facing the local community. With this in mind, the board identified the following key initiatives that they wish to achieve during the term:

Outcome area	Objective	Key initiative
Our Places	Planning that enables local placemaking	Support changes to the Hauraki Gulf Island District Plan to facilitate required conditions for Dark Sky status, helipad consents and housing initiatives
	Sustainable living and healthy homes	Review the Waiheke Housing Strategy and prioritise advocacy for changes to meet identified community needs including affordable, community and social housing
	Sustainable living and healthy homes	Support community-led housing initiatives that align with the reviewed Waiheke Housing Strategy
		Support community-led healthy homes projects for low-income residents to create warm, dry, energy efficient homes

Additionally, the plan includes the strategic use of “any available council property being considered for health facilities and affordable housing purposes” as a priority for advocacy.

Essentially Waiheke Refresh 2016: A Village and Rural Community Strategic Framework

The main purpose of this document is to establish a community approved framework for Waiheke's development and to signpost the directions towards a sustainable future, where opportunities for development are facilitated and the Island's community values and outstanding natural environment are respected and nurtured. It is intended to be used to help inform decisions on matters affecting our island and community.

It is a non-statutory document that was formulated after extensive consultation with the Waiheke community. Among those consulted were short and long-term residents, tourists, professionals and subject-matter experts, local community groups and associations, the Waiheke Local Board, Piritahi Marae, and Ngati Paoa Iwi Trust. The principles and actions of the strategy are broad and wide-ranging.

Auckland Unitary Plan (AUP)

The AUP defines the ways that the natural and physical resources of Auckland can be used, including land development such as housing. It applies to the majority of the Auckland region.

Other key functions outlined include what can be built and where, how to create a higher quality and more compact Auckland, how to provide for rural activities and how to maintain the natural environment. It defines these activities through a regional policy statement, regional coastal plan, regional plan and a district plan. The district plan applies to all of Auckland, except the Hauraki Gulf Islands, including Waiheke.

Hauraki Gulf Islands District Plan (HGIDP)

The Hauraki Gulf is home to more than 65 islands with the largest being Waiheke and Aotea Great Barrier islands. They are unique in Auckland as they have a separate district plan that regulates resource uses. This plan recognises the distinct and special needs of island communities and their semi-rural development character. The HGIDP was consulted 2006-2009 and has not been updated significantly since that time. It became operative in 2013.

The HGIDP identifies two distinct areas with different planning characteristics on Waiheke, Western and Eastern, with Western Waiheke containing most of the population and development of the island. The island is divided into land units which specify the ways that lots within each land unit can be used. Examples of land units include island residential, commercial and open space. Each land unit has a distinct set of rules that permit certain activities and buildings of an intensity, scale, form and location while also protecting the natural landscape and natural features of the area.

The District Plan provisions for the Hauraki Gulf Islands are due to be reviewed in 2026 as part of the Auckland Unitary Plan review, although that date may be delayed due to central government policy progression.

9. Glossary

To ensure consistent interpretation, this glossary is provided to aid in reading this document.

Abbeyfield Housing Model	Affordable, assisted group housing for older people in which residents live independently within shared housing. Abbeyfield houses are large houses with up to ten private suites that share common kitchen and living areas and are supported by a full-time house keeper. The house is operated by a local Abbeyfield association which administers associated costs and maintenance.
Affordable housing	Housing costs should be at such a level so as not to compromise the attainment of other basic needs. For example, people should not have to choose between paying rent and buying food.
Ageing population	The growing proportion and size of the population that is aged 65 or over.
Amenity	The qualities of a place that make it pleasant and attractive for individuals and communities.
Character	A term used to describe the appearance, qualities and combination of attributes of an area, place, street or building that helps to give that place a distinct identity.
Cultural infrastructure	Assets such as facilities and collections that support delivery of and access to a range of arts, cultural and heritage experiences, activities, services and resources. It includes technological infrastructure and virtual spaces that support connectivity and access to digital and online resources and collections.
Equity	Whether the distribution of impacts, both benefits and costs, is fair and appropriate – considering that people have different starts in life and different needs. Equality treats everyone the same, but equity acknowledges the different needs people have and ensuring that everyone has what they need to succeed.
Feasible development capacity	The amount of development that is commercially viable, taking into account current costs, revenue and yields.
Housing stress	The stress that a household experiences when it must pay more for housing than what is considered affordable.
Housing supply	The provision of properties available in a given time period including both rental and sale properties.
Inclusive growth	An approach to growth and development where the benefits are shared broadly.
Infrastructure	The structures, systems and facilities that support daily life such as water supply, roads and communications, including social infrastructure.
Kaumātua	Māori elders of any gender. A person of status within the whānau, hapū, iwi.

Mana whenua	Hapū and iwi with ancestral relationships to certain areas in Tāmaki Makaurau where they exercise customary authority.
Māori	Indigenous people of Aotearoa New Zealand. In this plan Māori incorporates mana whenua and mataawaka.
Māori-centric models	Models of business, learning, health and other forms of practice that may be developed with Māori values, tikanga Māori and mātauranga Māori as foundational to the delivery of the model.
Marae	Formally, it is the courtyard/open area in front of the wharenuī, where formal greetings and discussions take place. Often also used to include the complex of buildings around the marae, the traditional centre of Māori community life.
Mataawaka	Māori who live in Auckland and are not in a mana whenua group.
Mātauranga	Māori knowledge and expertise.
Social housing	Housing provided by government agencies or non-profit organisations to people on low or no incomes.
Social infrastructure	<p>The system of services, networks and facilities/assets that support people and communities. It comprises a broad spectrum of community assets and may be:</p> <ul style="list-style-type: none"> • provided by the public sector, the private sector or non-governmental organisations. • open space or supporting services and activities. • physical facilities and the people involved in the delivery of services or the actual services themselves. • operating at the local, sub-regional or regional level.
Structural ageing	There will be numerically and proportionately more people in older age groups over the next few decades.
Wrap-around support services	A holistic integrated set of social services to support people most in need.