

**SmartGrowth Population Ageing Technical Advisory Group
July 2016**

1. Purpose

To present the position statement of SmartGrowth PATAG when considering accommodating growth within the western Bay of Plenty sub-region.

2. Introduction

According to the Governance & Advisory Forums Terms of Reference (2013), the role of PATAG is to provide advice on:

- The health, well-being and disability needs of the ageing population in the BOP region;
- Social and economic issues related to wellbeing, workforce participation, skill development, retention and development;
- Improved co-ordination and responsiveness of services provided to an ageing population and their families;
- The impact of the four well-beings: social, cultural, economic and environmental as they relate to an ageing population; and
- The related strategies and implementation programmes that at any time may be relevant to the growth and development of the region.

In consideration of population-related issues, the focus tends toward the elderly population and associated health, housing, social and community-related issues. However, to gain a full appreciation of city and district future requirements, our preferred approach is **cradle to grave thinking** as the overall principle of consideration.

3. Key Current Concerns

- (i) The increasing need for **affordable and geographically accessible housing** to accommodate the projected change in population structure¹, composition and changing economic climate. Additionally, there is a lack of consideration as to the future housing requirements of the current 40 to 45-year-old age group and younger, including factors such as reduced home ownership² and lack of superannuation (or, potentially, reduced superannuation) creating an even greater demand in the future

¹ Changes in population structure include a diminished workforce to support the increased aged population.

² Figures from the 2013 census showed a downward trend in home ownership, with a decline seen across the board from people in their 20s and 70s. The percentage of households that owned their own home dropped to 64.8 % by 2013, the lowest rate since 1951 when it was 61.5 per cent. The highest rates of home ownership were in 1986 and 1991 at 73.5%.

for more affordable housing stock. There is also a need to plan for affordable housing to cater for the additional, and traditionally low paid, workforce that will be required to care for the frail elderly population (e.g. nurses, care-givers).

(ii) The current lack of attention to social infrastructure, and urban and universal housing design to enable **ageing in place**.

(iii) The market does not (and is not required to) respond to the need for social housing.

(iv) What incentives are there for the market and **community-held wealth** to provide social and/or affordable housing?

4. Position statements

The position of PATAG is that:

(i) Being able to live, work, learn and play in safe and healthy environments is one of the key social determinants of health. This is equally important across all phases of life course.

(ii) In order for communities to be inclusive, adaptive and liveable, planning and development needs to fully embrace and apply the following principles:

a. **Accessibility housing for all** (including utilisation of the Lifemark accredited accessibility standard);

b. Best practice **urban design and place-making**;

c. **Universal design** of buildings and environments;

d. **Ageing in place** (including consideration of culturally relevant issues, health, social and community impact)

e. **Engagement** with the community and stakeholders including real consultation with community on issues;

f. **The four “R’s” of civil defence**: Reduce risk, Readiness, Responsiveness and Recovery.

(iii) That in order for the population needs to be met **investment in social infrastructure** needs to be balanced (or weighted more favourably) with investment in traditional infrastructure. In the same vein, equal emphasis needs to be given to the social cohesion of the community (shown to be important for health and well-being) as is given to economic consideration.

(iv) With the adoption by Tauranga City Council of the **Age-Friendly Strategy 2013-2016** Tauranga signalled its intent to become the first city in NZ to be age-friendly in accordance with WHO guidelines. There is a clear **opportunity** for Tauranga and the Western Bay of Plenty to demonstrate leadership via its investment in the full

implementation of this strategy, so as to assist in developing liveable communities that enable ageing in place.

- (v) Integrated living options that encourage and allow for family to care for their own, to cater for diverse need and demand are supported. While retirement villages are a housing choice there are other alternatives including mixed housing/co-living can create multi-generational communities that can provide social support to older people.
- (vi) Provide opportunities for other collectives to learn from Maori models of housing and land ownership.
- (vii) PATAG particularly endorses the position papers of:
 - a. The Social Sector Forum;
 - b. The Housing Affordability Forum
 - c. Environment and Sustainability
 - d. Strategic Partners
 - e. Combined Tangata Whenua

4. Specific outcomes PATAG is seeking:

- (i) Embodiment and application of the principles outlined above in City and District Councils' planning documents.
- (ii) Implementation of Council Roles and Actions:
 - a. Work in partnership with the Bay of Plenty District Health Boards (and other key partners) to ensure healthy living environments are promoted through good urban design, leading to increased uptake of physical activity, greater social connectedness and improved access for people with disabilities or who have transportation limitations.
 - b. Analyse the characteristics of the current 40-45-year-old age group and younger in terms of home ownership rates vs rental trends and likely future economic environment (potential reduction of national superannuation), and the potential impact of these on the housing market. Incorporate this data into future planning for affordable housing.
 - c. While there is a perception that the market will deliver housing solutions(?), it is not required to do so. Therefore, the provision of adequate social and affordable housing is at risk. Councils can signal government about existing gaps and their implications. The provision of affordable housing is the role of government and the responsible government bodies are strongly encouraged to fulfil this role.

- d. Ensure residential planning and consenting creates a mix of housing types within communities. This refers particularly to the provision of 1 and 2 bedroom houses in addition to the 3+ bedroom houses currently provided. It also includes housing solutions to accommodate inter-generational living and property dwelling options to accommodate extended family/whanau. Local government could incentivise developers to provide social infrastructure in the same manner that roads and other physical infrastructure are created by developers and vested back in local government.
- e. Provision of land for social housing. Investigate the most appropriate means of land banking for this purpose. For example, community wealth holders could invest equally in social infrastructure as well as physical infrastructure.
- f. Measure and account for Social Return on Investment (SROI). There needs to be a dedicated measure of social infrastructure allocation contained within developer plans and budgets.
- g. Structure plans can only be agreed following consideration of the forum position papers in the masterplan.

5. What an Age-friendly and Liveable City needs:

The WHO guidelines on age-friendly cities include the following inter-related areas:



The social infrastructure requirements in order to be an inclusive age-friendly and liveable city are detailed below:

Age-friendly Transport / Mobility Infrastructure
<ul style="list-style-type: none"> • Affordable and accessible public transport within, and between, cities and towns. • Reliable, and of sufficient frequency. • Access to specific destinations e.g. Hospital. • Pathways (walk and cycle/mobility vehicle) which facilitate commuting and recreation.
Age-friendly Outdoor Spaces and Buildings

