

Forum:	Housing Affordability Forum Meeting
Date & Time:	Friday 8th April, 8.30 – 10.30am
Location:	Priority One, 29 Grey Street, Tauranga

1. Apologies, Minutes and Matters Arising (Paper A)	
2. Pilot Project: <ul style="list-style-type: none"> • TECT and Bay Trust applications update • ROI draft and Procurement method • Omokoroa plan – tbc • Panel Members progress 	
3. Letter from Anthony Elisara (Paper B)	
4. Another Example of House (Paper C)	
5. Other SmartGrowth Actions SmartGrowth Website – Affordable Housing Information Portal – progress report	
6. General Matters	

SGIC 20th April 2016
Meeting
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Actions:	
1. Christine to provide email update to members re: Bay Trust	
2. Christine to provide email update to members re: TECT	
3. El to send email out re: TCC briefing	
4. Karen to provide a draft brief for panel members	
5. Liz to provide a draft ROI	
6. Christine to follow up membership approaches	
7. Check where Glenda got to with the Affordable Housing on the website (KS / EG)	

PAPER A

SmartGrowth Housing Affordability Forum

Friday 12th February 2016 8:30 – 10:05am

Priority One, 29 Grey Street, Tauranga

Present	Jo Gravit (TCHT), Karen Summerhays (SmartGrowth), Liz Davies (WBOPDC), Cr Rick Curach (TCC), Cr Kelvin Clout (TCC), Peter Malcolm	
Apologies	Jeff Fletcher (PDF), Andrew Mead (TCC), Karen Marjoribanks (TCC), Ian Carter, Jo Wills (Sustainability Options), Margaret Murray-Benge (WBOPDC), Annie Hill (Priority One), Don Barnes, Christine Ralph	
Previous minutes & matters arising	Previous Actions	<ul style="list-style-type: none">• Previous Meeting Minutes approved.• Compact City / City Living Provisions – Report will come back to HAF in early New Year. <i>Carried over</i>• Bay Trust completed. Further information in meeting. <i>Discussed</i>• TECT presentation. Further information in meeting. <i>Discussed</i>• TCC Informal Meeting. Advised it will be going to council in February. <i>Completed</i>• Awaiting further information from Blaise Williams at WBOPDC. CR to keep in touch. <i>Carried over</i>• 10E3 (Auckland Housing Action Plan) & 10E2 (Development of Treaty Settlement Land) – follow up with Andrew / Karen in New Year. <i>Carried over</i>
	Action	<ul style="list-style-type: none">• Christine to provide email update to members re: Bay Trust• Christine to provide email update to members re: TECT• Send email out re: TCC briefing (EG) <i>Completed</i>• Karen to provide a draft brief for panel members• Liz to provide a draft ROI• Christine to follow up membership approaches• Check where Glenda got to with the Affordable Housing on the website. (EG / KS)
Anthony Elisara presentation re: Starter Homes Project	Discussion	<ul style="list-style-type: none">• Anthony Elisara gave a presentation on his idea of a Starter Home. He described the type of building his company is constructing on Sherson Street, a 64m² single level, 2 bedroom establishment constructed of reinforced concrete, with a deck and carport attached (Specs attached). The approximate cost for this, on a 400sqm section, is \$300K. This is a multiple use building.• There was discussion around building communities and uniformity, and how these building could be incorporated into them.• An invitation was extended to members to visit the Sherson Street site.• Anthony has offered to do a sketch design for Opal Drive as an example.• He will present to the Public Forum at the Council meeting next week at the invitation of Crs Curack and

		Clout.
	Action	•
Pilot Project	Discussion	<ul style="list-style-type: none"> • Housing Affordability Project at TCC briefing: Christine has been advised that she has no speaking rights so must only speak in the open forum. • Send out an email reminder to HAF re: TCC briefing on 16th February. Public forum starts at 1:00pm, Housing Affordability is at 2:30pm. • Who will attend on the 16th? Karen, Peter, Jo..... • Has the Pilot project been circulated to councillors? • Housing Affordability Project before TCC briefing • Could Opal Drive be for “Starter” homes as well as “Affordable” homes? The name ‘Affordable’ may be off-putting <p><u>Panel People:</u></p> <ul style="list-style-type: none"> • Need ROI’s (Registration of Intent) to go out far and wide • Need a panel to assess ROI’s that come in. How many? • Can it be done online? • A list of who’s needed on the panel is outlined on the agenda – builders, architects, financier, quantity surveyor, Beacon Pathways, plus representatives from WBoPDC, HAF, Trusts • Phil Green (Architect) is very interested in community development. Could he be an option? • Need a draft brief for panel members. (KS) • A draft ROI is required. • Is there a volunteer for Lead? Due to small numbers present at meeting, no Panel Leader as yet • Priority is for ROI, to report back to next meeting. (CR / LD) • Is there a ‘scariness’ potential for the market? Too many obstacles? • What happens if there’s no interest? To be brought up at next meeting. <p><u>Shared Equity:</u></p> <ul style="list-style-type: none"> • Workshop with SGIC: can it be deferred / moved to next SGIC meeting after March one, or until there’s more clarity regarding what’s happening? • Opportunity for speakers to address SmartGrowth and hold a public meeting. • Provide a “Think Tank” piece on housing options • HAF recommends that SG investigates with Karen
	Action	<ul style="list-style-type: none"> • El to send email out re: TCC briefing • Karen to provide a draft brief for panel members • Liz to provide a draft ROI

Membership Approaches	Discussion	<ul style="list-style-type: none"> Introducing Peter Malcolm - Closing the Gap Coordinator: Peter is the ex-Principal of Otumoetai College and has an interest in Healthy Communities (will email paper). He also has a lot of local knowledge and contacts. Due to Christine not present at meeting, there was uncertainty around other membership approaches.
	Action	<ul style="list-style-type: none"> Christine to follow up membership approaches
Other Business	Discussion	<ul style="list-style-type: none"> Unsure where Glenda got to with the Affordable Housing on the website Karen shared some facts about the number of unoccupied dwellings in Tauranga and WBoP. Well over 7000 in these two areas combined. Vancouver charges a tax on unoccupied homes and 'land banking'. Discussion on 'keep the workers working'
	Action	<ul style="list-style-type: none"> Check where Glenda got to with the Affordable Housing on the website. (EG / KS)
Meeting closed 9:52		

Next Meeting: Friday, 11th March 2015. (Cancelled)

OUTSTANDING ACTION ITEMS – HAF 11th DECEMBER 2015

Item No.	Meeting	Action
1	February	<ul style="list-style-type: none">Note the carry forward action above
2	February	<ul style="list-style-type: none">Compact City / City Living Provisions – Report will come back to HAF in early New Year.
3	February	<ul style="list-style-type: none">Awaiting further information from Blaise Williams at WBOPDC. CR to keep in touch.
4	February	<ul style="list-style-type: none">10E3 & 10E2 – follow up with Andrew / Karen in New Year.
5	February	<ul style="list-style-type: none">Christine to provide email update to members re: Bay Trust
6	February	<ul style="list-style-type: none">Christine to provide email update to members re: TECT



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PAPER B – Letter from Anthony Elisara

Hi Kelvin

a few unattributed quotes to start.....

Perfect is the enemy of good

Done is better than perfect

The point of being done is not to finish, but to get other things done

In this housing affordability scene I observe a lot of goodwill, motivation and high aspirations.

But whats needed is a simple well designed and well made home.

So 2 things I suggest.....make it smaller, make a start

Making it smaller

You get there in small manageable steps....start small, get a few wins.

At Omokoroa (or Opal Dr) break the project into smaller 1000sqm sites. Ask for corner or ROW sites that are less expensive than the average development
The risk of a large 4000/5000sqm site is too great.

It attracts scrutiny and anxiety in the neighbourhood
If it fails (and it always will for the naysayers) its a large failure
4 small wins is just as effective as 1 big win

1000sqm is just the right size
not too big to notice, but big enough to make a difference
if successful then repeat
if it fails, then review and improve on next 1000sqm
develop an enduring repeatable project/design – SHA's and large blocks
are a one-off event

Making a start

HAF/Council/SmartGrowth need to identify the site and survey heights (RLs)

After that the RFI is as simple as

“HAF/Council/SmartGrowth has identified X and we seek expressions of interest in progressing

our affordable homes pathway. We want X number of affordable dwellings with X number of bedrooms, please submit...

- outline schematic design for the whole project – construction drawings are not required
 - comment on the benefits and drawbacks of your design
 - indicate the completed price for your designed project as a turnkey occupation (ie incl drapes floorcoverings, letterbox, utility connections etc) – exclude furniture. The price is to exclude land and landholding costs but is to include all other items such as reserve/development contributions, building and resource consent costs etc.
 - indicate your experience and capacity and covenants for this kind of project

Submissions that have ongoing interest will be invited to refine their design.

Selection of progressing submissions is at the absolute discretion of HAF/Council/SG”

HAF/Council do not need to pay for any design work at this stage. Any industry participant worth his salt will be able to furnish an scheme and know how much it will cost.

HAF/Council/SG costs are survey, advertising and awareness

Everybody has a chance, and I personally know that you will get at least one good submission.

If this process fails then you will have to fund your own design, tender etc etc

- +ves progress, reduced cost, wide range of inputs,
- ves - none that I can see

A few other comments

At this early stage HAF/Council do not have to identify a occupier or ultimate owner – that comes later

HAF/Council/SmartGrowth do not have to own any designs – designs and ideas are free to exchange and improve. And its also smarter to make the tenderer own the designs. Going forward the successful submitter will be asked for a “Design and Construct” price and mistakes in design and changes are at their cost.

Hope the above is of some help, any feedback is appreciated. I'll let you know if I have any other ideas.

Regards

Anthony Elisara
021 585 673

PAPER C



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