



## **Housing Affordability Forum Meeting**

### **Agenda**

**Friday, 10<sup>th</sup> June 2016**

**1:15-3:00pm**

**Beca Office, 32 Harrington Street, Tauranga**

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- 1. Apologies, Minutes and Matters Arising (Paper A)**
- 2. Pilot Project Update:**
- 3. Settlement Pattern Review update – Karen Summerhays**
- 4. Updates from other forums – Karen Summerhays (Verbal)**
- 5. General Business**

**Paper A**

<b>FORUM</b>	Housing Affordability Forum
<b>DATE &amp; TIME</b>	13 <sup>th</sup> May 2016, 1:15-3:00pm
<b>LOCATION</b>	Beca, 32 Harrington Street, Tauranga

<b>Present</b>	Christine Ralph – Chair (Beca), Karen Marjoribanks (TCC), Jo Gravit (TCHT), Maria Horne (CTW), Jo Wills (Sustainability Options), Buddy Mikaere (CTW), Karen Summerhays (SmartGrowth), Cr Rick Curach (TCC), Liz Davies (WBOPDC), Cr Kelvin Clout (TCC), Peter Malcolm (Closing the Gap), Riki Nelson (Master Painters BOP), Roland Kingi (CTW), Ian Carter (NZIA), Michael Tucker (TCC – left after presentation)	
<b>Apologies</b>	Jeff Fletcher (PDF), Margaret Murray-Benge (WBOPDC), Annie Hill (Priority One)	
Previous minutes and matters arising		<p>Previous minutes were approved with no matters arising. The group updated on previous actions – all complete or updated. ‘Karen to look for HAF research on SmartGrowth files for the HAF page on the website’ – These have now been found.</p> <ul style="list-style-type: none"> <li>• RC provided an update on Opal drive. Council to meet and make a decision end of June.</li> </ul>
	<b>Action</b>	MR to copy files on to a USB for analysis as to relevant information to be placed on website
Compacting City Update	Discussion	<p>Michael Tucker presented to the group and provided an update on current status of the Compacting City process.</p> <ul style="list-style-type: none"> <li>• The Martin Udale report has shown that more comprehensive work needs to be carried out around intensification in the CBD.</li> <li>• In June MT will be asking SG to support new approach – broader suite of mechanisms/collaborative work across TCC.</li> <li>• Conversation was had around the city living zone and intensification. It was advised that intensification is being prioritised by suburban areas starting with CBD moving to other areas.</li> <li>• It was noted that it must be kept in mind that ‘infill’ is different to intensification.</li> </ul>
	<b>Action</b>	MR to circulate Martin Udale report to HAF members.

Settlement Pattern Review update	Discussion	<p>KS provided an update on the SPR. It was noted that there may be some changes around the first part of 2017 regarding the public consultation process. At this stage all discussions are around which area of land is most viable to develop.</p> <p>It was advised that consultation will take place when we get to the details stage. Consultation has already been carried out with relation to which areas to develop.</p> <ul style="list-style-type: none"> <li>• KS discussed the option of a HAF positioning paper around the SPR. SSF, CTWF and PDF are all working on positioning papers to formally present to SGIC. This would need to be ready for July SGIC agenda. This is an opportunity to identify barriers around affordable housing and make a statement of what HAF would expect.</li> <li>• MT suggested the group takes a look at the Udale report and put thoughts down on paper. MT happy to take a look from a planner point of view at the next meeting.</li> </ul>
	Actions	<ul style="list-style-type: none"> <li>• Peter Malcolm, Buddy Mikaere, Annie Hill, Jo Gravitt and Riki Nelson to work on positioning paper.</li> <li>• LD to liaise with Karen Summerhays around HAF positioning paper.</li> </ul>
Pilot Project update: <ul style="list-style-type: none"> <li>• Cooney Lees Morgan, Legal advice on risk assessment</li> <li>• Panel Members</li> <li>• Omokoroa Site Selection</li> </ul>	Discussion	<p>CR provided an overview on the pilot project for those new to the forum. The purpose of this project is to show best practice regarding building affordable homes. Western Bay of Plenty District Council have offered some land in Omokoroa for the project however it was advised the forum are willing to accept any other site in any other location.</p> <ul style="list-style-type: none"> <li>• Discussion was had around ROI – RC noted it would be extremely beneficial to TCC to have this report available for discussion. KM to forward ROI to RC. Noting the ROI must be kept in confidence at this point in time</li> <li>• Conversation was had around the length of time these homes would be showcased and options around this.</li> <li>• LD advised that WBDC CFO is prepared to do the financial due diligence for this project.</li> <li>• JW updated the forum on the panel members circulating the document around the group.</li> <li>• CR provided an update on the Omokoroa site selection.</li> </ul>
	Actions	<ul style="list-style-type: none"> <li>• LD to forward ROI to KS, KM, IC and JW once finalised.</li> <li>• KM to forward ROI to RC once received from LD</li> <li>• JW to double check on timing with KS and LD around panel members?</li> <li>• JW and KS to discuss confidentiality around panel.</li> </ul>
Update from other forums	Discussion	KS updated the group on the other forums.

		<p><b>PATAG:</b> Currently carrying out a research project around the impacts of older people renting in the Western Bay. This is part of the Aging Well project.</p> <p><b>SSF:</b> Inventory project was signed off by CEAG on Wednesday</p> <p><b>Social Infrastructure providers group:</b> A new forum – Social Infrastructure Providers – is being considered. This forum will be made up of Organisations that provide ‘hard’ social infrastructure (e.g Police, Ambulance, Councils, Education, Health, Churches, Fire, Property developers) with the initial intent to inform the spatial plan. The first meeting was well attended. There is the requirement for Marae representation on this forum.</p> <p><b>E&amp;S:</b> The first forum meeting was held on 3 May with Jo Wills elected chair.</p>
General Business		<ul style="list-style-type: none"> <li>• KS advised that SG are willing to sponsor 2 people to attend the Sustainable Housing Summit event in Auckland. SG will pay registration and travel expenses (1 vehicle for attendees).</li> <li>• Discussion was had around getting a HAF forum membership list together. MR to do this for all forums and circulate to members.</li> <li>• KS informed that group about the multi fora event she and MR are working on. Date TBC.</li> <li>• BM raised the point that today is the first he had heard of the pilot project in the Omokoroa area and the CBD Intensification report. Hapu could assist with these things if communicated especially around consents.</li> <li>• MH advised the group about the Maori Housing Conference to be held in November. MH to forward information to MR to be circulated to the group.</li> <li>• CR updated on the progress of the Shared Equity Workshop. This has been thought of for around August. To be kept on agenda.</li> <li>• CR is away for the next meeting – next meeting to be chaired by KS.</li> </ul>
	Actions	<ul style="list-style-type: none"> <li>• MR to compile bio of all members on all forums and circulate.</li> <li>• MR to circulate Maori Housing Conference information to the group.</li> <li>• MR to keep shared equity workshop on the agenda for future meetings.</li> </ul>

Meeting ended at 3:04pm. Next meeting 10<sup>th</sup> June 1:15pm at Beca office, Harrington Street.

**Housing Affordability Forum  
OUTSTANDING ACTIONS  
13<sup>th</sup> May 2016**

1.	April	<ul style="list-style-type: none"> <li>Christine to pursue Omokoroa Site Plan and then HAF choose site(s).</li> </ul>
2.	April	<ul style="list-style-type: none"> <li>RoI to be revised following the legal advise</li> </ul>
3.	May	<ul style="list-style-type: none"> <li>MR to copy files on to a USB for analysis as to relevant information to be placed on website</li> </ul>
4.	May	<ul style="list-style-type: none"> <li>MR to circulate Martin Udale report to HAF members.</li> </ul>
5.	May	<ul style="list-style-type: none"> <li>Peter Malcolm, Buddy Mikaere, Annie Hill, Jo Gravitt and Riki Nelson to work on positioning paper.</li> </ul>
6.	May	<ul style="list-style-type: none"> <li>LD to liaise with Karen Summerhays around HAF positioning paper.</li> </ul>
7.	May	<ul style="list-style-type: none"> <li>LD to forward RoI to KS, KM, IC and JW once finalised. KM to forward RoI to RC once received.</li> </ul>
8.	May	<ul style="list-style-type: none"> <li>JW to double check on timing with KS and LD around panel members. JW and KS to discuss confidentiality around panel.</li> </ul>
9.	May	<ul style="list-style-type: none"> <li>MR to compile bio of all members on all forums and circulate.</li> </ul>
10.	May	<ul style="list-style-type: none"> <li>MR to circulate Maori Housing Conference information to the group.</li> </ul>
11.	May	<ul style="list-style-type: none"> <li>Shared equity workshop to remain on the agenda for future meetings.</li> </ul>