



Housing Affordability Forum Meeting

Agenda

Friday, 7 April 2017, 1:30-3:15pm

Beca Office, 32 Harrington Street, Tauranga

1. Apologies	Chair
2. Minutes and Actions (<i>Paper A</i>)	Chair
3. Update on Position Paper Response and Multi Forum Hui (<i>Paper B</i>) (<i>Paper C</i>)	Chair / Karen
4. Update on Model project - Pilot Project Steering Group Update	Chair
5. Update on The Housing We Need Project - Proposed Seminar on Shared Equity with Tauranga Energy Consumer Trust, BayTrust and Councils - Alternative housing movement	Karen Bobbie/Tessa
6. Membership – Forum and agency representation	Chair
7. Tauranga City Council – Compact City	Karen Marjoribanks
8. What's hot:	Forum
9. The Ageing Well Life when Renting Summit 30 May 2017 (<i>Paper D</i>)	Chair

Housing Affordability Forum – Membership

Current Members:

The forum membership is representative of the wider community within the western Bay of Plenty and is currently represented by the following individuals and organisations;

Name	Organisation
Christine Ralph	Chair/Beca
Buddy Mikaere	Tu Pakari Advisor
Annie Hill	Priority One
Jeff Fletcher	Property Developers Forum Chair
Jo Gravit	Community Housing Trust
Jo Wills	Sustainability Options
Peter Malcolm (Associate)	Closing the Gap
Ian McLean	Closing the Gap
Riki Nelson	Master Painters BOP
Mark Wassung	The architectural association
Buddy Mikaere	Combined Tangata Whenua Forum
Individuals with an interest	
Roland Kingi	Interest from Maori aspect
Maria Horne	Interest from Maori aspect
SmartGrowth Partner Staff	
Simone Cuers	Tauranga City Council
Meagan Holmes	Tauranga City Council

FORUM	Housing Affordability Forum
DATE & TIME	Friday 10 th February 2017, 1:15-3:00pm
LOCATION	Beca, 32 Harrington Street, Tauranga

Forum Members Present	Christine Ralph (Chair), Peter Malcolm (Closing the Gap), Ian McLean (Closing the Gap), Jo Gravitt (TCHT), Kelvin Clout (CR- TCC), Rick Curach (CR-TCC)	
SmartGrowth	Karen Summerhays (P+P/SmartGrowth),	
Other		
Partner Staff	Simone Cuers (TCC), Doug Spittle(TCC)	
Apologies (forum members)	Phillip Martelli (WBOPDC), Buddy Mikaere (CTWF), Jeff Fletcher (PDF), Margaret Murray-Benge (Independent), Karen Marjoribanks (TCC), Meagan Holmes (TCC), Jo Wills (Sustainability Options), Annie Hill (Priority One)	
Previous minutes and matters arising		<p>The minutes of the previous 11th November 2016 meeting were accepted as a true and correct record.</p> <p>Previous actions</p> <ul style="list-style-type: none"> • New members drive by all forum members to advise Karen and Christine. – Ongoing • Jo W write to the panel members advising of the delay of the model project until Omokoroa land timing is known.- completed • Next forum meeting: Discuss an 18-month work programme. Including SmartGrowth Advocacy to Central Govt on behalf of HAF. Look at HAF Terms of Reference. - Ongoing • Karen and SG coordinator to go through initial reports, past circulated examples of affordable housing internationally. Karen to ask SG re a space in the website structure and relevant documents for HAF page. <p>Actions completed but keep on agenda</p> <ul style="list-style-type: none"> • Phillip to get covenants off Peter Cooney. Carried forward • Housing stocktake report to be prepared by SG assisted by HAF for Bill's consideration and HAF discussion. <p>Ongoing - Awaiting Bill Wasley's consideration of the report which scopes the sector to identify if any</p>

		<p>other organisation is planning a joined up conversation. The report that advises on who is operating in the housing sector is to be circulated to HAF members when available.</p> <ul style="list-style-type: none"> Christine to finalise letter to WBOPDC and bring to next HAF Meeting/circulate to the Forum along with the map from Classics – Completed in today's agenda
		Peter Malcolm introduced Ian McLean as the new representative on HAF for Closing The Gap. The Chair welcomed Ian to the Forum. (Peter left the meeting at 2pm)
Update on Model project (Paper B) Pilot Project Steering Group Update	Update	<p>The agenda items were taken as read and the Forum approved the suggested changes to the WBOPDC/HAF Agreement</p> <p>Christine provided an update from the Steering Group and is pleased with the membership in the working group. They have had their first meeting to set their course and will report back to every HAF meeting. The group is currently John Henderson , Mark Wassung, Jo Wills, Christine Ralph and a representative of the Tga Community Housing Trust</p>
Update on the The Housing We Need Project (Paper C) Proposed Seminar on Shared Equity with TECT and BayTrust and Councils		<p>The idea of a joined up conversation of all involved with the provision of housing on the need for one collective collaborative forum was supported by the Forum.</p> <p>Noting the following: Central Govt has to be at the table, and that the first meeting must propose a housing strategy and acknowledges the political element to the issue e.g. who advocates to who?</p> <p>Some members expressed their frustration of the slowness of the process and just want SG to get on and do something... less talking more doing. KS will convey these comments to SG Chair</p> <p>The results of the Housing Hui scoping report Bill Wasley requested to be reported back to HAF when available.</p>
Update SmartGrowth website HAF page		Bruce Fraser as SG communications advisor to be asked to respond to this request and contact Christine to discuss requirements (both for as a support to the Model working Group and to provide links to affordable housing examples and information)
SmartGrowth Structure Diagram and Pyramid (Paper D)		<p>KS presented the new SG structure. The Chair enquired as to the point of the restructure as that has not been made clear.</p> <p>The members thought that the publication about SG was very good and would like to be able to share it electronically</p>
	Action	<p>KS to ask B Walsh to explain why the SG Structure changes were made to the next Forum meeting</p> <p>SG Coordinator to Provide an electronic of the recent SG publication – Building our Futures together</p>

Membership – Forum and agency representation		<p>The Chair identified that with the stepping aside of Ian Carter, the Forum was seeking representation from the New Zealand Institute of Architects</p> <p>It was noted that a replacement for Jeff Fletcher from PDF was still to be decided.</p> <p>Representation from PATAG was also discussed</p>
	Action	<p>KS to raise PDF representation with Jeff for discussion at next PDF and Anne for discussion at PATAG.</p> <p>Vicki to add Ian McLean to forum list and keep Peter Malcolm on the mailing list as an associate member</p>
TCC – Compact City		<p>Doug Spittle provided an update on the elements of the compact city plan</p> <ul style="list-style-type: none"> • The first workshop with the PDF Compact City advisory group was held in December and was well attended • Several actions were identified through the workshop, particularly regarding review of existing consenting/plan models that are realising good outcomes (e.g. Hobsonville). • The intention is to return to the advisory group in the first half of 2017 with potential options around plan change content for the City Centre and City Living Zones. • There is a new committee structure for Tauranga City Council comprising 6 main committees: City Transformation; Transport; Environment; Community & Culture; Economic Development & Investment; and Audit, Finance, Risk & Monitoring. • Work-streams primarily relating to urban form and growth will be led by the City Transformation Committee, whose first meeting will be held on 13 February. The agenda for the first meeting will include consideration of how to best coordinate the various work-streams, including; Heart of the City; Compact City, green-field structure planning/plan changes; urban centres technical analysis; and compliance with the NPS on Urban Development Capacity. Staff are recommending that an urban strategy for Tauranga City is developed to assist in coordinating and informing these work-streams. • Good integration between developing an urban strategy and the Public Transport Blueprint work is supported. Also noted is the link between an urban strategy and the NPS-required Future Development Strategy - yet to be developed. • LTP Issues Papers expected out for discussion the first half of 2017 • In response to a question as to whether these pieces of work will set targets for housing Doug responded that it will be NPS-UDC that will set targets and this work is a long-term View of how the existing city will develop. It will be evidence based to support • The Forum discussed the work programme and reminded Doug that the HAF was to be consulted over the outcomes of the research particularly changes to the City Plan that are required.
	Action	<p>Continue to have Compact City reports on the agenda and consultation on the outcomes including changes to City Plan rules</p>

Position Paper response – Update (Paper E)	Update	KS presented the timeline for the Position Paper response. The members were concerned that they had not been able to see the responses and wanted assurance that they will have a chance to examine the content before the combined hui. KS replied that she believed that that was the intention.
The Ageing Well Co-housing research - distributed with this agenda	Discussion	KS recommended the report to the members for reading There was a general discussion about co housing and the associated difficulties of getting these sort of arrangements through Council rules and addressing the concerns of potential occupiers re the 'social contract' required to make the community work.
What's hot; Tauranga the 9 th least affordable city in the world, The Ageing Well Life when Renting Summit 30 th May 2017	Discussion	There was an expression from the members that the status of the 9 th least affordable city in the world was not acceptable. There was some discussion re the data used to get to this conclusion but overall it was not a good place to be. The members were alerted to the upcoming Life when Renting Summit to be held at the Mount Club, Mt Maunganui on the 30 th May (time to be confirmed but tentatively 10am – 3pm) The Our Community Project report on homelessness was discussed and it was decided to ask Steph O'Sullivan to present the findings to HAF at the next Forum. KS to invite
	Action	KS to make sure that HAF members are invite to the Summit KS to invite Steph O'Sullivan to next HAF meeting to present an update on the Our Community Project

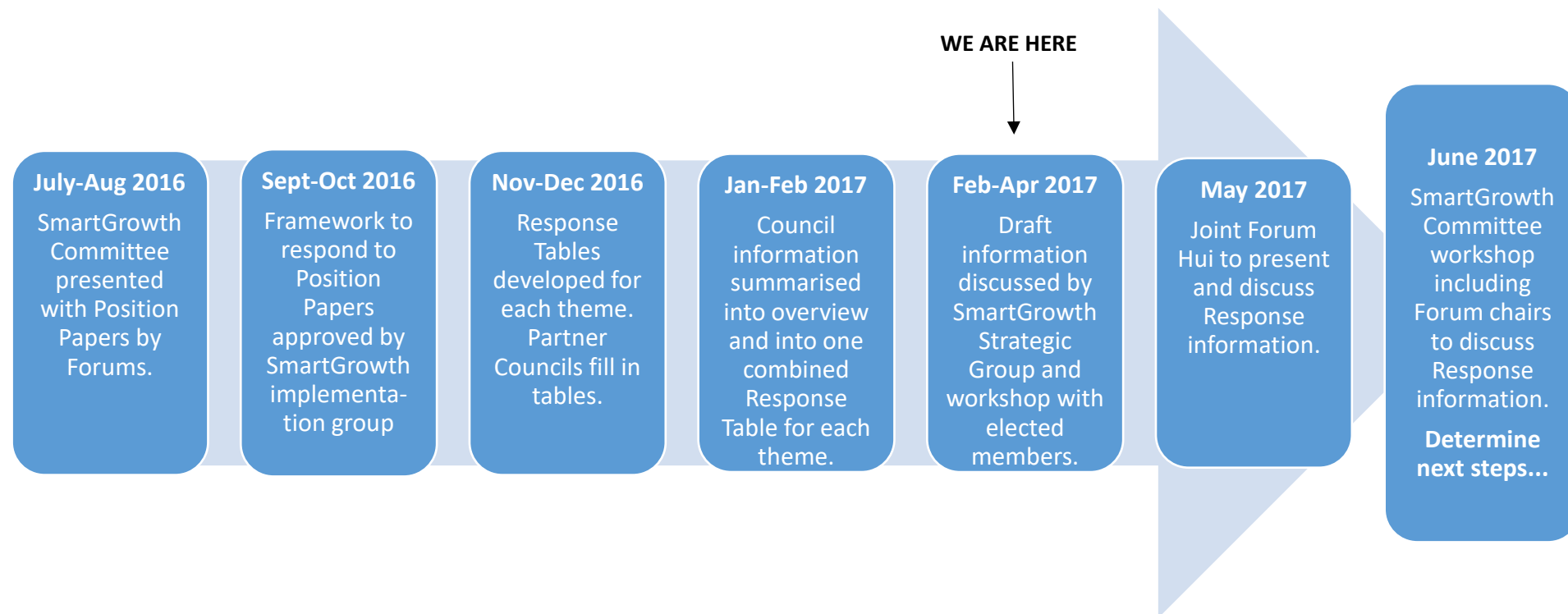
Meeting ended at 2.45 pm. Next **meeting 7th April 2017 1:30-3.15pm Beca Office, Harrington Street, Tauranga.** **NOTE THE TIME CHANGE**

**Housing Affordability Forum
OUTSTANDING ACTIONS
10 February 2017**

July	New members drive by all forum members to advise Karen and Christine
September	Discuss an 18-month work programme. Including SmartGrowth Advocacy to Central Govt on behalf of HAF. Look at HAF Terms of Reference.
November	Phillip to get covenants off Peter Cooney.
November	Housing stocktake report to be prepared by SG assisted by HAF for Bill's consideration and HAF discussion.
February	KS to ask Bruce F to contact CR. Keep the HAF presence on the SG website on the agenda as a regular item Compact City consultation with HAF to be on- going
February	SG to provide an explanation as to why the SG Structure changes were made to the next Forum meeting SG Coordinator to Provide an electronic of the recent SG publication – Building our Futures together (completed 7/3)
February	KS to raise PDF representation with Jeff for discussion at next PDF and Anne for discussion at PATAG. Vicki to add Ian McLean to forum list and keep Peter Malcolm on the mailing list as an associate member (completed 7/3)
February	KS to send invites to summit to HAF members as soon as details have been confirmed.
February	KS to invite Steph O'Sullivan to next HAF

SmartGrowth Forums: Position Paper Response Update (March 2017)

The following is an overview of the process SmartGrowth is working through to respond to the Position Papers developed by SmartGrowth forums and where we are at in the process. The Position Papers have been summarised into ten themes¹ to assist with the response process. Response Tables referred to include information on what is already considered in the growth planning process, what could be considered further, and what falls out of Councils responsibility.



¹ Community involvement, urban design, social infrastructure, compact urban form, housing, active transport, growth planning, environmental sustainability, community, culture and heritage.

Paper C

SmartGrowth Forums Position Paper Response Update – March 2017

Process to date

In 2016 the eight SmartGrowth Forums (plus the BOPDHB) were invited to prepare a position statement to articulate what they believe is important and requires consideration through the Settlement Pattern Review. The SmartGrowth Forum Position Papers were presented to the SmartGrowth Implementation Committee at the July 2016 and August 2016 meeting.

The Position Papers provide comprehensive information on the Forums current issues, and recommendations for incorporation into growth planning processes and implementation. The extent of information provided has resulted in identification of common themes raised across the Position Papers, rather than attempting to respond to each point individually. The themes are summarised as follows:

1. Community Involvement
2. Urban Design
3. Social Infrastructure
4. Compact Urban Form
5. Housing
6. Active Transport
7. Growth Planning
8. Environmental Sustainability
9. Community
10. Culture and Heritage

Within each theme is further detail on the key topics and the main points raised by the Forums relevant to those topics. A response table has been developed for each theme. TCC, WBOPDC and BOPRC Council staff have provided a response to the matters raised through three possible categories:

- what is currently considered in growth planning processes, where the direction comes from, who has primary responsibility for this and an example of application and investment,
- what could be considered further, and
- what other organisations are involved (or could/should be).

The last two bullet points represent staff views about further work priorities and are therefore being discussed with the elected members of each Council in late March – early April to ensure that they are comfortable with the direction provided back to the forums.

It is recognised that there are a number of organisations involved in the growth planning and delivery process however Councils generally take a lead role in the planning approach and therefore were able to complete the majority of information required in the response templates.

Joint Forum Hui – 11 April 2017

The purpose of this hui is to start to present back responses to the position papers. Following the elected member workshops, the response tables will be circulated to the forums prior to the hui. It is recognised that there is a lot of information in the response tables so the hui will be an opportunity to

provide an initial overview of this information with the forum members. Another hui may be held further down the track once the forums have had a chance to digest and discuss the information provided.

The proposed agenda for the hui is a mix of providing responses to the position paper themes as well as discussing ways that this information can be practically integrated into current planning processes:

- Recap on process and how we have got to today.
- Information on what is currently considered in the growth planning process is provided for each theme in a workshop/speed dating type format – 10 tables and each forum to visit a table for an overview of the information then move on to the next one.
- Information on what could be considered further in the growth planning process is provided for each theme in a workshop/speed dating type format – 10 tables and each forum to visit a table for an overview of the information then move on to the next one.
- BOPRC presentation on their joint transport communications approach.
- Discussion on streamlined process for engagement of forums in planning processes.
- Discussion on proposed checklist for organisations undertaking projects to fill out prior to engagement, picking up on the key themes from the position papers.
- Determine next steps.

Feedback

We are keen for your feedback on the proposed approach to bringing the Council responses to the position paper themes back to the SmartGrowth Forums.



Life When Renting - Mid-term Summit

Tuesday, 30 May 2017

Club Mount Maunganui, 45 Kawaka St, Mt Maunganui

The Summit will report on findings to date at the midpoint of a four-year programme *Life when Renting: Enabling Older People's Independence in the Tenure Revolution*.

This research programme asks, what are the future implications for NZ of growing dependence on the rental market? It is about the future of older people in an increasingly diverse NZ where there is not only population ageing but also NZ's previously very high rate of owner occupation is falling rapidly and is accompanied by a rising dependence on the (mainly private) rental market. This means that progressively older people, both now and in future, will depend on the rental market.

There is a significant gap in the NZ research platform and its ability to provide a robust evidential basis for promoting ageing well and ageing in place in a rental reliant future. This research programme looks to contribute data and analysis to build up a baseline profile of the picture for older renters.

The Summit is an opportunity for you to:

- Hear presentations from the research team on the findings to date
- Give feedback on those findings and gaps to help us steer the remainder of the research programme
- Talk with the researchers, older people and others involved in working with and supporting older people in making housing choices and ageing well.
- Talk with an international expert on ageing and resilience.
 - Dr Rob Wiener - Executive Director, California Coalition for Rural Housing and lecturer in housing policy at the University of California.

RSVP to CRESA on freephone 0508 427 372 or ruth@cresa.co.nz

The research is being undertaken as part of the Ageing Well National Science Challenge funded by the Ministry of Business, Innovation and Employment (MBIE) and is led by the Centre for Research, Evaluation and Social Assessment (CRESA) with a research team including Public Policy & Research, Health Services Research Centre – Victoria University of Wellington, Katoa Ltd, Auckland University and Natalie Jackson Demographics.

We acknowledge with thanks, PATAG and Smart Growth for their support of this research and the mid-term Summit.

www.renting.goodhomes.co.nz





Life When Renting - Mid-term Summit

Tuesday, 30 May 2017

9.30 – 10am	Morning tea
10 – 10.20am	Welcome & Overview– Kay Saville-Smith and Anne Pankhurst
10.20 – 11.15am	Renting Revolution – Kay Saville-Smith & Natalie Jackson
11.15 – 12.15pm	Tenants & Wellbeing – Jackie Cumming
12.15 – 1.00pm	LUNCH
1.00 – 2.15pm	Experiencing the Rental Market – Elsie Ho, Bev James, Fiona Cram, Tara Coleman and Robin Kearns
2.15 – 3.15pm	Service Enrichment – Dr Rob Wiener
3:15 – 3.30pm	Closing comments – Adrienne von Tunzelmann

Life When Renting Team Members:

Kay Saville-Smith Director of CRESA and programme leader for the Life When Renting project.

Jackie Cumming Professor and Director, Health Services Research Centre, Victoria University.

Bev James Director, Public Policy & Research.

Robin Kearns Professor of Environment, University of Auckland.

Elsie Ho Associate Professor, Social and Community Health, University of Auckland.

Fiona Cram Director, Katoa Ltd.

Natalie Jackson Director, Natalie Jackson Demographics Ltd. Adjunct Professor, School of People, Environment and Planning, Massey University.

Also working with the research team: Megan Pledger and Janet McDonald (HSRC/VUW), Tara Coleman (Auck Uni), Ruth Fraser and Nina Saville-Smith (CRESA)

Special Guest:

Dr Rob Wiener - Executive Director, California Coalition for Rural Housing and lecturer in housing policy at the University of California.

National
Science
Challenges

AGEING WELL

Kia eke kairangi ki te
taikaumātutanga