

<b>FORUM</b>	Housing Affordability Forum
<b>DATE &amp; TIME</b>	Friday 8 March 2019, 1:30-3:00pm
<b>LOCATION</b>	Western Bay of Plenty District Council

<b>Forum Members Present</b>	Christine Ralph (Beca – Acting chair), Jo Gravit (Tauranga Community Housing Trust), Libby Gosling (Classic Group), Bobbie Cornell (Housing Alternatives / 'It Takes a Tiny Village'), Nicci Armour (Closer Developments), Gillian Cook (Closing the Gap) , John Garwood (Closing the Gap)	
<b>SmartGrowth</b>	Bill Wasley (Independent Chair), Megan Rumble (Coordinator)	
<b>Other</b>	Carl Lucca ( Beca), Cr Grant Dally (WBOPDC)	
<b>Partner staff and Councillors</b>	Marsha Badon (TCC), Damon Mathfield (TCC), Ana Hancock (TCC), Phillip Martelli ( WBOPDC), Cr. Kelvin Clout (TCC)	
<b>Apologies</b>	Annie Hill (Priority One), Andy Mead (TCC), Tony Marsden (SILC), Megan Rumble (SmartGrowth)	
<b>Welcome to new members</b>	Vicki McLaren ( Accessible Properties ), Darren Toy (Housing New Zealand)	
<b>Previous minutes and matters arising</b>		The minutes of the previous 18 October 2018 meeting were accepted as a true and correct record. <u>Proposed Kelvin Clout</u> <u>Seconded Jo Gravit</u> All matters arising had been dealt with. Noted that Gillian Cook replaces Peter Malcolm on the members list.
	Action	Megan to amend membership list (Gillian Cook replacing Peter Malcolm) <b>post note:</b> Actioned by Megan
Tauranga City Council Plan Changes 2019		The TCC staff gave a presentation on the current Plan Change timetable and how the staff are considering additional matters in the 2019. Plan Changes 26-30 program having received feedback last year from the various forums and the fact that the availability of greenfield housing has been pushed back by some 3-4 years. Additional relevant matters are the need to implement the requirements of the National Planning Standards and the full review of the City Plan. Plan Change 26 will be about the Suburban Residential Zone and there was discussion about the range of matters that could be dealt with including refinement of objectives and policies, conversions of houses into 2 homes,

		remove size limits on secondary dwellings, 'tiny houses' and incentives, non-notified options for higher density housing. The group reaffirmed that a key matter to be dealt with was the density rules so that they more keenly related to the household size byway of the number of bedrooms – to avoid resource consents for such development that has minimal adverse effect on adjacent properties. The TCC team confirmed that on-going consultation on this will be through the sub group who are working with the Developers Forum sub group. The HAF sub-group is Christine, Jo, Libby, Vicki and Bobbie.
	Action	Ongoing consultation on TCC plan changes to happen through sub group (Christine, Jo, Libby, Vicki and Bobbie) who are working with the Property Developers Forum sub group <b>post note:</b> Annual Plan Submission drafted and circulated to members on 2 April for comment by 10 April (send comments to Christine R and Libby G)
Update from Closer Developments		Nicci Armour provided an update on the Closer Development co-housing program in Katikati and the initiatives in other parts of the country. It is noted that the City Plan provisions need to provide for Co-housing – likely to be interpreted as comprehensive housing – a matter for 2019 Plan Change program
	Action	Nothing to note
Forum Work Plan 2019		Jo reported briefly on the work program for 2019 as advised at the Forum Chair's meeting. For HAF this means : <ul style="list-style-type: none"> <li>- Annual Plan submission on SmartGrowth funding for development of the 2018 Housing Framework = April</li> <li>- Consultation on WBOPDC housing Plan Changes = April</li> <li>- UFTI development later in year</li> <li>- TCC Plan Changes = March to after notification late 2019</li> <li>- WBOPDC hosing in the eastern corridor = later in the year.</li> </ul>
	Action	Nothing to note
Chairperson and Deputy		After discussion about the nature of the chairpersons role and acknowledgement that we had a strong group of submission writers and presenters a chairperson and deputy chairperson for the 2019 year was agreed Libby Gosling is to be the Chairperson and Gillian Cook the deputy chairperson. <u>Proposed</u> Jo Gravit <u>Seconded</u> Nicki Armour.  It was agreed that a new meeting time of Wednesday 29 May at 12.15 – 2.00pm be set ( bring your lunch ) Location for the next meeting is Classics Boardroom ( 17 <sup>th</sup> Avenue )
	Action	Note new meeting day, time and location. Further 2019 meeting calendar invites to come.
Pilot Project		Christine advised that the Steering Group has, in the later part of last year , had positive conversations with Bay Trust and Enterprise Angels about funding – that is social enterprise funding which removes the conventional bankability lending criteria. In addition the developer has been in discussions with Kiwi Build.

		The Site B valuation was analysed and agreed with staff in December 2018. However a revised land valuation increasing the value by 58% over an 11 month period was received prior the Council workshop in February. The WBOPDC resolved on the 7 <sup>th</sup> March to set that higher valuation for any Pilot Project development on Site B.
	Action	Nothing to note
General Business		Interested forum members are invited to the Ministry of Housing and Urban Development workshop on the 5 <sup>th</sup> April. Please advise Megan Rumble of your desire to attend. Jo and Christine are going and can report back at the next meeting.
	Action	Please advise Megan if you intend on attending the housing workshop with the Ministry of Housing and Urban Development on 5 April @ Classic Flyers, Jean Batten Drive.
<b>Key message for SmartGrowth Leadership Group</b>		Nothing to note.

Meeting ended at 3.30pm. Next meeting Wednesday 29 May 2019 12:15 – 2:00pm at Classic Developments, 17<sup>th</sup> avenue.

### Housing Affordability Forum OUTSTANDING ACTIONS

1.	March	Megan to amend membership list (Gillian Cook replacing Peter Malcolm) <b>post note:</b> Actioned by Megan
2.	March	Ongoing consultation on TCC plan changes to happen through sub group (Christine, Jo, Libby, Vicki and Bobbie) who are working with the Property Developers Forum sub group <b>post note:</b> Annual Plan Submission drafted and circulated to members on 2 April for comment by 10 April (send comments to Christine R and Libby G)
3.	March	Note new meeting day, time and location. Further 2019 meeting calendar invites to come.
4.	March	Please advise Megan if you intend on attending the housing workshop with the Ministry of Housing and Urban Development on 5 April @ Classic Flyers, Jean Batten Drive.