



Housing Affordability Forum Meeting

Agenda

Wednesday 29 May 2019, 12:15-2:00pm

Classic Developments Boardroom, 160 Seventeenth Ave, Tauranga

1. Apologies - Jo Gravit	Chair
2. Minutes and actions from 8 March 2019 (<i>Paper A</i>)	Chair
3. What's hot	All
4. Update from Western Bay of Plenty District Council on their residential plan changes	WBOPDC Rep
5. Update from Habitat on their projects and operation	Max Mason
6. Report back on TCC plan changes workshop	Chair
7. Update regarding the workshop held by BayTrust on the proposed shared equity ownership model	TBC
8. Minister Twyford's visit – media release for discussion (<i>Paper B</i>)	All
9. Key message to SmartGrowth Leadership Group	All

Terms of reference

Purpose:	The purpose of the Housing Affordability Forum ('the forum') is to provide a mechanism for SmartGrowth to progress initiatives to improve the affordability of housing in the sub-region. The forum will enable direct participation into the implementation, monitoring and review of SmartGrowth, in collaboration with the strategy partners and lead agencies into the range of challenges facing the sub-region in relation to improving the affordability of housing.
Role:	The role of the Housing Affordability Forum ('the forum') is as follows: <ul style="list-style-type: none"> • Identification of potential strategy actions across the range of key determinants that impact on housing affordability • Leading the implementation of specific strategy actions as agreed e.g. pilot project • Raise awareness and educate stakeholders and the general public • Supporting the delivery of other partner projects relating to housing affordability • Monitoring of all relevant strategy actions. • Development of policies by the SmartGrowth Partners relating to housing affordability • Making representations/submissions to local, regional and national Government in relation to housing affordability
Membership:	The Housing Affordability Forum has representation from the following groups/industries/sectors: <ul style="list-style-type: none"> • Development community • Local authorities (council officers and elected members) • Economic Development specialists • Planning and urban design specialists • Community Housing Trusts • Real estate sector • PATAG • Tangata whenua • Relevant central Government agency • SmartGrowth Programme/implementation Manager
Key Principles	The key principles underpinning the establishment of the Housing Affordability Forum are: <ul style="list-style-type: none"> • The provision of sufficient affordable housing to provide for low to medium income residents as well as support the region's future labour force; • Acceptance that, without intervention, the market will be unable to provide adequate affordable housing; and Recognition of the different spatial and cultural needs of residents,
Other SmartGrowth Forums and the SmartGrowth Leadership Group	The Chair of the forum will represent the group on the SmartGrowth Strategic Partners Forum and any other SmartGrowth Forums as required. The minutes will be provided to the SmartGrowth Strategic (Managers) Group (SSG) for information and for action as required. Meeting minutes and reports for each of the SmartGrowth Partner Forums will be available to the other forums.

<p>(SSG) — Linkages and Reporting:</p>	
<p>SmartGrowth Leadership Group (SLG)— Linkages and Reporting:</p>	<p>The forum members are able to present to the SLG at any of the formal meetings with agreement of SLG Chair and at any agreed workshops, held between SLG and the forum. Every six months SLG has a workshop with the individual forums to discuss a range of matters and issues. The minutes of the forum meetings are provided to SLG as part of the regular reporting process and any particular issues are drawn out and highlighted in the bi-monthly report presented to SLG by the Independent Chair, Programme /Implementation Manager and Strategic Adviser.</p>
<p>Information Provision and Feedback:</p> <p>Meetings:</p>	<p>Relevant draft reports, ideas, submissions, and proposed initiatives are provided to the Forum for discussion and input prior to matters going to SLG for decision-making. These may be part of a meeting agenda item, or if between meetings. circulated by email to the Forum Chair, for feedback.</p> <p>Attendance and Presentations The Independent Chair, Programme/Implementation Manager and Strategic Advisor may attend meetings from time to time. Provide written reports, advice and seek input on various matters. SLG members may also be invited to attend the Forum from time to time.</p> <p>Frequency The Forum will meet as required, prior to the SLG meeting to provide information and feedback on specific issues directly relating to Strategy implementation.</p> <p>Servicing The Forum will be serviced by SmartGrowth through the Programme/implementation Manager for matters including venues, agenda circulation, minute-taking and report materials.</p> <p>Chair A chair will be appointed by the Forum</p>

Housing Affordability Forum – Membership

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
Libby Gosling	Chair / Classic Group
Annie Hill	Priority One
Bobbie Cornell	Housing Alternatives / Closer Developments
Buddy Mikaere	Combined Tangata Whenua Forum
Christine Ralph	Planning Sector
Darren Toy	Housing New Zealand
Dave Macfarlane	Property Developers Forum
Jo Gravit	Tauranga Community Housing Trust
Jo Wills	Sustainability Options
Kevin Tohiariki	Combined Tangata Whenua Forum
Mark Wassung	The Architectural Association
Nicci Armour	Closer Developments
Peter Malcolm	Closing the Gap
Riki Nelson	Master Painters Bay of Plenty
Roger Dowling	Beca
Tony Marsden	SILC
Vicki McLaren	Accessible Properties
SmartGrowth & Partner Staff	
Andrew Mead	Tauranga City Council
Cr Kelvin Clout	Tauranga City Council
Cr Margaret Murray Benge	Western Bay of Plenty District Council
Cr Terry Molloy	Tauranga City Council
Meagan Holmes	Tauranga City Council
Megan Rumble	SmartGrowth Coordinator
Phillip Martelli	Western Bay of Plenty District Council

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

Forum Members Present	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)	
SmartGrowth	Bill Wasley (Independent Chair), Megan Rumble (Coordinator)	
Other	Carl Lucca (Beca), Cr Grant Dally (WBOPDC)	
Partner staff and Councillors	Marsha Badon (TCC), Damon Mathfield (TCC), Ana Hancock (TCC), Phillip Martelli (WBOPDC), Cr. Kelvin Clout (TCC)	
Apologies	Annie Hill (Priority One), Andy Mead (TCC), Tony Marsden (SILC), Megan Rumble (SmartGrowth)	
Welcome to new members	Vicki McLaren (Accessible Properties), Darren Toy (Housing New Zealand)	
Previous minutes and matters arising		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) post note: 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 post note: 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"> - Annual Plan submission on SmartGrowth funding for development of the 2018 Housing Framework = April - Consultation on WBOPDC housing Plan Changes = April - UFTI development later in year - TCC Plan Changes = March to after notification late 2019 - WBOPDC hosing in the eastern corridor = later in the year.
	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 th 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 th 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 th 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.
Key message for SmartGrowth Leadership Group		Nothing to note.

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

Housing Affordability Forum OUTSTANDING ACTIONS

1.	March	Megan to amend membership list (Gillian Cook replacing Peter Malcolm) post note: 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 post note: 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.

Minister's Tauranga visit affirms direction for western Bay of Plenty urban development and transport initiative

Leaders from across the western Bay of Plenty last week met with the Minister of Housing and Urban Development, and Transport, Phil Twyford to discuss the Urban Form and Transport Initiative (UFTI).

Following its launch in March this year, a project team, headed by Robert Brodnax, has been appointed to oversee the collaborative project which is being spearheaded by SmartGrowth and the NZ Transport Agency, and involves Western Bay of Plenty District Council, Tauranga City Council, Bay of Plenty Regional Council, and Tangata Whenua.

UFTI Project Manager Robert Brodnax joined SmartGrowth Chairman Bill Wasley in welcoming Minister Twyford to Tauranga on Wednesday and showing how the project partners' collaborative relationship was enabling the region to meet the Government's key housing and transport priorities.

Mr Wasley said the meeting provided a positive reaffirmation from the Minister that the collaborative approach and commitment being shown from the region's leaders was supported by central Government.

"The Minister provided a clear direction for what success in spatial planning and a multi-modal transport future for the region needs to look like. Specifically, the Minister expressed the need for UFTI to demonstrate commitment to building a modern transport system, developing a mode shift plan for the sub-region, as well as investigating and defining rapid transit corridors," Mr Wasley says.

"It's great to have this level of clarity and we are certainly aligned in what we are working to deliver through UFTI to meet these expectations."

UFTI is a 12-month urban development and transport project for the western Bay of Plenty which provides a refreshed, coordinated and aligned approach across the sub-region on key issues, including housing, transport and urban development.

Western Bay of Plenty District Council Mayor Garry Webber provided a commitment to the Minister on behalf of the SmartGrowth partners to move forward collaboratively with central Government to deliver on the shared agenda, enabling a sustainable and liveable region for the community.

"UFTI is developing a rigorous and evidenced based plan which will deliver an integrated and multi-modal solution for the transport and land use challenges in front of us. By mid-2020, we will have scoped the best options, considered the implications, interdependencies and the variables, and have a plan in place about how spatial, transport, and urban development decisions are being made to deliver the best outcomes for our region," Mayor Webber says.

Working with Government to address the housing supply shortage in the western Bay of Plenty was a key short-term area of focus, raised by Tauranga City Council Mayor Greg Brownless.

"Continued and rapid growth in the western Bay of Plenty is presenting a significant short-term housing challenge which is now urgent due to delays and risks in delivering new supply," Mayor Brownless says.

"It is crucial that we work with Government to address these challenges so we can collectively continue to support strong economic and employment growth, and better manage the housing crisis

while creating communities where it's great to live. The ball is clearly in the sub-region's court to deliver both an integrated plan supported by agreed funding arrangements to implement it."

Bay of Plenty Regional Council Deputy Chair Jane Nees told Minister Twyford that a multi-modal transport approach had become a significant part of planning, with investment in the region's public transport, walking and cycling infrastructure underway, along with a rail feasibility study.

"For our community to move from a car and road first environment, to embracing an integrated, region-wide multi-modal transport model, will require a significant change in mindset and culture. We are committed to working together to achieve this," Deputy Chair Nees says.

The UFTI project partners have agreed to a set of principles which will guide the work undertaken. UFTI Project Director Mr Brodnax says the first output for UFTI will be a base case report to be published in July that will set out how the transport network will look if the western Bay of Plenty keeps following its current plan, at a level of detail that meets expectations from central Government and the Transport Agency.

"From that work and other inputs, such as the work done to date through the Tauranga Transport Plan, Tauranga Urban Strategy and the Future Development Strategy, we will build an integrated programme of land use and transport initiatives to be delivered by the partners over the next 50 years, with a focus on delivering immediate improvements," Mr Brodnax says.

ENDS