



<b>FORUM</b>	Housing Affordability Forum
<b>DATE &amp; TIME</b>	Wednesday 31 July 2019, 12:15-2:00pm
<b>LOCATION</b>	Classic Developments, 160 Seventeenth Ave, Tauranga

<b>Forum Members Present</b>	Libby Gosling (Classic Group/Chair), Christine Ralph (Planning Sector representative), Max Mason (Habitat), Jo Gravit (Tauranga Community Housing Trust), Teresa Pou (Housing NZ), Kate Williams (Housing NZ), John Garwood (Closing the Gap), Tony Marsden (SILC), Vicki McLaren (Accessible Properties)	
<b>SmartGrowth</b>	Megan Rumble (SmartGrowth Coordinator)	
<b>Partner staff / Councillors</b>	Cr. Terry Molloy (TCC), Janine Speedy (TCC), Jodie Rickard (WBOPDC) Cr. Mike Lally (WBOPDC) Apologies: Cr. Kelvin Clout (TCC)	
<b>Apologies (forum members)</b>	Peter Malcolm (Closing the Gap), Darren Toy (Housing NZ)	
<b>Previous minutes and matters arising</b>	The minutes of the previous 29 May 2019 meeting were accepted as a true and correct record with one amendment (remove the word extreme on page three). Amended minutes can be viewed <a href="#">here</a> .	
	<b>Previous actions</b>	
	Complete	Megan to make updates to HAF membership <b>post note:</b> actioned by Megan
	Yes, funding available	Confirm that SmartGrowth Housing Action Plan funding is still in place.
	Pushed back until post-election	WBOPDC team to ensure they include HAF in any future plan change consultation.
	Actioned	Max and Alan to join HAF membership and keep the forum updated on the work of Habitat.
	Forum members are encouraged to attend joint forum workshops	UFTI project team update to be included on July agenda <b>post note:</b> A joint forum hui has been scheduled for 26 August 1:00pm to provide an update to all forums on the UFTI foundation report, stakeholder workshop outputs and next steps/future engagement opportunities.
Ongoing	Anyone interested in discussing investment in the shared equity model to contact Terri Eggleton @ BayTrust	

		<table border="1"> <tr> <td>Actioned</td> <td>Megan to send invitation for HAF meetings for the second half of 2019 <b>post note:</b> Awaiting confirmation on future meeting dates</td> </tr> <tr> <td>Pushed out to October meeting</td> <td>Darren Toy - UDA update on the agenda for September.</td> </tr> </table>	Actioned	Megan to send invitation for HAF meetings for the second half of 2019 <b>post note:</b> Awaiting confirmation on future meeting dates	Pushed out to October meeting	Darren Toy - UDA update on the agenda for September.
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Tauranga City Council Plan Changes	Update	<p>Janine Speedy, Team Leader City Planning, spoke to her slides (<a href="#">view here</a>) and provided an overview of the intensification plan changes and Te Papa Peninsular spatial planning. Janine noted TCC went through a high level restructure recently where new GM's were appointed. Carl Lucca is leading the Te Papa Spatial Framework and the focus is on gaining balance – public investment is required, infrastructure upgrades from a social perspective but also hard infrastructure. Janine noted the process does involve stepping through the entire Appendix L of the RMA. Once it reaches a point it can inform the plan changes these can be notified March/April 2020 including plan change 27. The goal is to support density but look to really good built form outcomes.</p> <p>Te Papa website: <a href="https://www.tauranga.govt.nz/our-future/projects/te-papa-peninsula">https://www.tauranga.govt.nz/our-future/projects/te-papa-peninsula</a> All consultation / engagement dates and sessions will be here.</p> <p>Matt Riley from Auckland will be leading some of the values engagement. There is an opportunity for a PDF and HAF to have a specific workshop with Matt on Tuesday 27 August – this has been scheduled from 12-2pm (lunch provided) venue TBC.</p> <p>Questions and discussion followed:</p> <ul style="list-style-type: none"> <li>- Need to ensure that open space (public and private) is considered and provided for.</li> <li>- It was noted consultation is happening at present around sport facilities, aquatic centres &amp; libraries. What are the linkages between all of this internal work? Need to ensure wider engagement beyond Te Papa peninsula.</li> <li>- UDA's separate.</li> <li>- Streamlined processes across the rest of the city – as well as Te Papa. Needing quick wins as soon as possible.</li> <li>- Discussion around secondary independent dwelling –people have tended to try to get around the Development Contribution's and fire rating rules. A second dwelling is allowed for under the building envelope. Good design and meeting requirements would allow for the separate independent dwelling.</li> <li>- Community is likely to be more receptive with the right communication and messaging.</li> <li>- Natural hazard risk assessment – causing hold ups.</li> <li>- It was suggested that a reference group be created that represents the community interests. Ensuring this is not 'top down' approach and in the right language.</li> </ul>				

		<ul style="list-style-type: none"> <li>- Ensure good examples of intensification are shown to the community as the challenge will be getting the community on board.</li> <li>- Have a particular interest and see the duplexes and low rise comprehensive are critical to progress.</li> <li>- Concerns around good opportunities being lost. Push for separating out the quick wins. Support Council considering the Streamlined Planning Process</li> <li>- Only small tweaks are needed to ensure resource consent process is minimised.</li> <li>- Council should consider a reference group for the plan changes.</li> </ul> <p>HAF's role noted: to pursue consultation and engagement to get this across the line.</p> <p>Discussion was had around a letter being drafted to Marty Grenfell, TCC CE, and encouraging quick action around reviewing Residential Zone rules. Encouraging TCC to split up the plan changes and giving more urgency to streamlining the process to gain quick wins for the housing sector. Make minor adjustment to the rules straight away. It was agreed Christine, Libby and Jodie will draft this <b>post note</b>: letter was send to Marty Grenfell 15/8/19.</p>
	Action	<ul style="list-style-type: none"> <li>- Regular update from Janine around the Te Papa Spatial Plan and TCC plan changes.</li> <li>- Christine/Libby/Jodie to draft letter encouraging minor adjustments be made to the rules urgently.</li> <li>- Note the HAF/PDF values engagement session, facilitated by Matt Riley, 27 August.</li> </ul>
Tauranga Community Housing Trust	Update	<p>Jo Gravit, chair of Tauranga Community Housing Trust, provided the following update:</p> <ul style="list-style-type: none"> <li>• Our Charitable Trust aim continues to be to grow a diverse and sustainable community housing portfolio with a priority of households with unmet housing needs. We have a historic specialist focus on the disability and aged sectors and one and two-bedroom purpose built units</li> <li>• We are one of several registered Community Housing providers in the area and this offers opportunities to partner with other stakeholders to try to increase the local supply of affordable housing choices.</li> <li>• As for all HAF members the changing Government policies and the establishment of HUD with new Ministers has been a major hurdle to obtaining new social/affordable local housing supply. We commend APL on working through the processes and eventually getting new builds happening. TCHT is also assured by HNZ that they are actively working towards increasing their local supply. The government public housing plan indicates 150 places are sought in Tauranga and already 100 are in the pipeline.</li> <li>• We all know that 90% of renters cannot afford to buy a \$500,000 house and the median house price is still going up towards \$700,000 TCHT would like our local leaders culture to better recognise that this is not a good news story for the many who cannot get up the housing continuum and are living in unsatisfactory housing. How can HAF better raise awareness of this hurdle to our economic and social wellbeing?</li> <li>• Members have been referred to background articles analysing the lack of success of our housing policies, both local and national. I refer you to the Kainga Ora – Homes and Communities Government Bill submissions which</li> </ul>

		<p>closed on 16th August. Community housing providers all supported the <a href="#">Community Housing Aotearoa Submission</a>.</p> <ul style="list-style-type: none"> <li>• TCHT is strongly supporting efforts by the social housing sector and those promoting affordable housing choices to get stronger Government buy in to the Kiwi Buy principles in addition to their ongoing Kiwi Build programme. This promotes various ownership models and government, third sector and construction/developer partnerships to build affordable homes in mixed complexes. Again can HAF please discuss taking a strong position on this to help progress such models</li> <li>• Local feedback is that our current Council residential consent process is a real hurdle. More urgency is essential in getting changes to encourage more intensive housing near facilities and not just in the CBD etc.</li> <li>• TCHT is contracted to manage 19 HNZ owned transition houses Kainga Atawhai. While there has been an almost 50% success rate more complex families are finding it almost impossible to secure social or private rentals. This leads to a range of problems for all involved.</li> </ul> <p>Discussion followed:</p> <ul style="list-style-type: none"> <li>- It was noted it would be helpful to gain an update from HNZ around numbers in the pipeline. View stats <a href="#">here</a>.</li> <li>- The role that this forum could play in getting the message out there and having an impact on public thinking around housing market prices increasing. Thinking about the next generation – how are they going to live? Social infrastructure planning.</li> <li>- Kiwi buy programme discussion. Rental needs to be addressed as well as security of tenure.</li> <li>- Emphasis on the role of community providers.</li> <li>- Discussion around Mangatawa development – example. Suggestion that someone from JAG attend the next meeting.</li> <li>- Inclusionary zoning – discussion.</li> </ul>
	Action	Vicki to circulate CHA submission <b>post note:</b> circulated by Vicki and linked above.
SmartGrowth Partnership Bi-Monthly Report		For reading and information - see <a href="#">17 July SLG agenda</a> for the report.
	Action	
General business		Max Mason noted a media release will be coming out over next couple of days regarding an important Habitat decision – view <a href="#">here</a> .
	Action	



<p><b>Key message for SmartGrowth Leadership Group</b></p>		<p>HAF want a report back on all four aspects of the Housing Action Framework. Particularly coordinated advocacy, capacity building and housing development.</p> <p>HAF expects the UFTI foundation report must state the number of affordable houses required by typology and catchment but also what measures the councils are going to employ to ensure that the private housing sector is able and willing to provide the vast majority of that housing need.</p> <p>Note the HAF letter to the TCC CE and councillors requesting that the suburban residential plan change rules on duplex and low rise comprehensive housing proceed through the RMA streamlined process, as local housing providers urgently need support and incentives to gain RMA consents.</p>
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Meeting ended at 1:02pm. Next meeting 30 October 12:15-2:00pm The Kollektive, 17<sup>th</sup> Avenue.

**Housing Affordability Forum  
OUTSTANDING ACTIONS**

July	Regular update from Janine around the Te Papa Spatial Plan and TCC plan changes.
July	Christine/Libby/Jodie to draft letter encouraging minor adjustments be made to the rules urgently <b>post note:</b> letter confirmed and sent to Marty Grenfell 16/8/19
July	Note the HAF/PDF values engagement session, facilitated by Matt Riley, 27 August.
July	Vicki to circulate CHA submission <b>post note:</b> circulated by Vicki and linked above.