



Housing Affordability Forum Meeting

Agenda

Wednesday 30 October 2019 12:00 - 2:00pm

The Kollektive, Seventeenth Ave, Mawhero Room

1. Apologies	Chair
2. Minutes and Actions from 31 July 2019 (<i>Paper A</i>)	Chair
3. Update on Urban Form and Transport Initiative (UFTI)	Robert Brodnax
4. Update from Accessible Properties on the Pukehinahina Project partnership vision (<i>Paper B</i>)	Bernie Walsh / Vicki McLaren
5. Update on Urban Development Authorities from Housing New Zealand	Teresa Pou
7. What's hot	All
8. 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:	<p>The role of the Housing Affordability Forum ('the forum') is as follows:</p> <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:	<p>The Housing Affordability Forum has representation from the following groups/industries/sectors:</p> <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	<p>The key principles underpinning the establishment of the Housing Affordability Forum are:</p> <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 (SSG) — Linkages and Reporting:	<p>The Chair of the forum will represent the group on the SmartGrowth Strategic Partners Forum and any other SmartGrowth Forums as required.</p> <p>The minutes will be provided to the SmartGrowth Strategic (Managers) Group (SSG) for information and for action as required.</p> <p>Meeting minutes and reports for each of the SmartGrowth Partner Forums will be available to the other forums.</p>

SmartGrowth Leadership Group (SLG)—Linkages and Reporting:	<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.</p> <p>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>
Information Provision and Feedback: Meetings:	<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
Alan Dowman	Habitat
Annie Hill	Priority One
Bobbie Cornell	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
Max Mason	Habitat
Nicci Armour	Closer Developments
Peter Malcolm	Closing the Gap
Roger Dowling	Beca
Tony Marsden	SILC
Vicki McLaren	Accessible Properties
SmartGrowth & Partner Staff	
Andrew Mead	Tauranga City Council
Cr Grant Dally	Western Bay of Plenty District Council
Cr Kelvin Clout	Tauranga City 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	Wednesday 31 July 2019, 12:15-2:00pm
LOCATION	Classic Developments, 160 Seventeenth Ave, Tauranga

Forum Members Present	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)		
SmartGrowth	Megan Rumble (SmartGrowth Coordinator)		
Partner staff / Councillors	Cr. Terry Molloy (TCC), Janine Speedy (TCC), Jodie Rickard (WBOPDC) Cr. Mike Lally (WBOPDC) Apologies: Cr. Kelvin Clout (TCC)		
Apologies (forum members)	Peter Malcolm (Closing the Gap), Darren Toy (Housing NZ)		
Previous minutes and matters arising		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 here .	
		Previous actions	
		Complete	Megan to make updates to HAF membership post note: 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 post note: 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

		Actioned	Megan to send invitation for HAF meetings for the second half of 2019 post note: Awaiting confirmation on future meeting dates
		Pushed out to October meeting	Darren Toy - UDA update on the agenda for September.
	Action		
Tauranga City Council Plan Changes	Update	<p>Janine Speedy, Team Leader City Planning, spoke to her slides (view here) 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: https://www.tauranga.govt.nz/our-future/projects/te-papa-peninsula 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"> - Need to ensure that open space (public and private) is considered and provided for. - It was noted consultation is happening at present around sport facilities, aquatic centres & libraries. What are the linkages between all of this internal work? Need to ensure wider engagement beyond Te Papa peninsula. - UDA's separate. - Streamlined processes across the rest of the city – as well as Te Papa. Needing quick wins as soon as possible. - 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. - Community is likely to be more receptive with the right communication and messaging. - Natural hazard risk assessment – causing hold ups. - 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. 	

		<ul style="list-style-type: none"> - Ensure good examples of intensification are shown to the community as the challenge will be getting the community on board. - Have a particular interest and see the duplexes and low rise comprehensive are critical to progress. - Concerns around good opportunities being lost. Push for separating out the quick wins. Support Council considering the Streamlined Planning Process - Only small tweaks are needed to ensure resource consent process is minimised. - Council should consider a reference group for the plan changes. <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 post note: letter was send to Marty Grenfell 15/8/19.</p>
	Action	<ul style="list-style-type: none"> - Regular update from Janine around the Te Papa Spatial Plan and TCC plan changes. - Christine/Libby/Jodie to draft letter encouraging minor adjustments be made to the rules urgently. - Note the HAF/PDF values engagement session, facilitated by Matt Riley, 27 August.
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"> • 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 • 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. • 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. • 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? • 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

		<p>closed on 16th August. Community housing providers all supported the Community Housing Aotearoa Submission.</p> <ul style="list-style-type: none"> • 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 • 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. • 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. <p>Discussion followed:</p> <ul style="list-style-type: none"> - It was noted it would be helpful to gain an update from HNZ around numbers in the pipeline. View stats here. - 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. - Kiwi buy programme discussion. Rental needs to be addressed as well as security of tenure. - Emphasis on the role of community providers. - Discussion around Mangatawa development – example. Suggestion that someone from JAG attend the next meeting. - Inclusionary zoning – discussion.
	Action	Vicki to circulate CHA submission post note: circulated by Vicki and linked above.
SmartGrowth Partnership Bi-Monthly Report		For reading and information - see 17 July SLG agenda 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 here .
	Action	

Key message for SmartGrowth Leadership Group	<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, 17th 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 post note: 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 post note: circulated by Vicki and linked above.

Creating a place to belong and thrive

WELLBEING – MANA ATUA | BELONGING – MANA WHENUA



DISCUSSION DOCUMENT

A partnership vision for housing
and community revitalisation in
Gate Pā/Tauranga South



About Accessible Properties

Accessible Properties is a profit-for-purpose, charitable organisation, owned by IHC New Zealand which has been in housing for more than 60 years.

Accessible Properties is New Zealand's largest non-government registered and accredited community housing provider. It operates nationwide, managing 2750 properties. 93 percent of its portfolio is community housing.

Tauranga portfolio

In April 2017, Accessible Properties signed a contract with the New Zealand Government to become the landlord for 1138 Tauranga homes previously managed by Housing New Zealand.

Accessible Properties now owns and manages most of Tauranga's social housing. These homes are distributed throughout Tauranga and Te Puke. For the past two years, Accessible Properties has implemented a programme of maintenance improvements, portfolio growth and better-supported tenancies for its Tauranga properties.

Accessible Properties Tauranga Portfolio

- Providing homes to 3,500 people through more than 1140 social housing properties on 67ha of land
- Average age of properties – 38 years
- Close working relationship with Tauranga Moana iwi - guided by a memorandum of understanding with Ngāti Ranginui, Ngāi Te Rangi, Ngāti Pūkenga.
- Dedicated team of local tenancy and property managers, led by a regional general manager, all based in Tauranga.

Note to readers: We have used the term 'social housing' throughout this document. We define social housing as an umbrella term referring to rental housing which may be owned and managed by central or local government (sometimes referred to as public housing), by non-profit/profit-for-purpose organisations, or by a combination of the two. A community housing provider can provide emergency housing, transitional housing, social housing, affordable rental, rent-to-buy and shared ownership [progressive home ownership]. They do that with a mix of public funding, philanthropic funding, private debt and fees/rents paid by the resident.

CONTENTS

Action needed on housing	5
Working with others for inclusion and choice	6
Why the focus is on Pukehinahina/Gate Pā	7
Moving forward together	8
Designing for quality, character and identity	9
Why we need a vision	10
Belong and thrive	12
What the survey showed us	13
What our vision could look like	14
We have started	16
The Pukehinahina Project	18
An historic site for Tauranga Moana	19
Te Papa – the planning framework	20
Our next steps – from vision to reality	21
Actions and feedback	22



“Cities are collections of neighbourhoods. Each neighbourhood in Tauranga has its own character and identity. The character and identity of our neighbourhoods is formed primarily in our public spaces. We develop connections with our neighbourhoods, our streets, our local shops and our local parks. As we come to identify with where we live, we contribute to the local character, and are in turn shaped by the character of the place where we live.”

*From ‘Making great places to live while we grow’
– Tauranga Urban Strategy 2050*





Action needed on housing

When Accessible Properties began investigating how to regenerate its housing portfolio in the Pukehinahina (Gate Pā/ Tauranga South) area, we realised we had an opportunity. An opportunity to do something different and something special.

We see how important it is to provide more housing choice – and more affordable options – for the growing city of Tauranga and the wider western Bay of Plenty. The annual Demographia International Housing Affordability study released in January 2019 named Tauranga as the most unaffordable city in New Zealand, when comparing median salaries and house prices. The need is urgent and the demand is growing. Our tenant survey showed us the potential – and the power to renew – that lay within the community.

Housing wellbeing is an urgent issue for Tauranga and the Western Bay of Plenty. This was starkly highlighted in the 2019 Infometrics Regional Wellbeing report.

- House prices are rising faster than incomes. House prices in Tauranga and Western Bay of Plenty were the fifth and sixth highest in New Zealand in 2018, with prices growing at nearly double the rate of incomes in these two areas during 2018.
- Bay of Plenty was the second most expensive region in New Zealand to rent in 2018. Tauranga City recorded the highest rental cost burden, with 34.2% of household income spent covering rents - the second highest in the country.
- Tauranga City has held second place for rental costs relative to incomes since 2006, with the ratio of rents to household incomes rising from 29.4% in 2006 to 34.2% in 2018.
- Tauranga homes are estimated to cost 10.6 times the median household income, with the ratio 9.5 in Western Bay of Plenty. Declining home ownership rates now sit at just above 65%, and for Māori at only 33%.

We also know that the proportion of social housing provided in Tauranga is half the national average - 2.5 percent vs 4.5 percent nationally. As a result, there is an ongoing and growing need for emergency, social and transitional housing. The Government is spending, on average, around a million dollars every three months, on emergency accommodation for people in urgent need of housing in the western Bay of Plenty.

We want to contribute to building better communities. Safer places to live, nicer parks and green spaces and better public transport and services to enable affordable, energy efficient and healthy living for everyone. We concluded that we wanted to renew our social housing portfolio in partnership with others. We want to integrate it with providing other types of housing and community development initiatives.

We know that by co-designing with others, we can deliver more for the community of Pukehinahina. That includes housing that stands for inclusion and choice. We also want to protect and enhance the uniqueness of this community.

This document explains how we would like to develop our housing portfolio to support Pukehinahina's opportunity to thrive and grow as an urban community. We welcome any feedback on what we have outlined. We want to shape and design this vision in partnership with others – and promote further discussion on what we can achieve together.

Whaowhia te kete mātauranga
– fill the basket of knowledge.

E raka te mau e raka te katau
– a community can use all the skills of its people.

Andrew Evans
Chair, Accessible Properties

Greg Orchard
Chief Executive, Accessible Properties

Working with others for inclusion and choice

Accessible Properties supports partnering with others including central and local government, the community, iwi and social housing sector and market housing providers to deliver housing projects at some scale.

We believe that areas within Tauranga City could be revitalised by a well-resourced and community-led programme of regeneration. This would not only enable more people to live near jobs, services, schools and public transport – but would provide the catalyst for improving centres and neighbourhoods.

We want to be a part of building and revitalising communities, using our experience, expertise, land and investments in homes in Tauranga to make a difference to inclusion and choice.

We want to help Tauranga City Council implement its draft Tauranga Urban Strategy 2050. We support the vision for a compact city where we use land efficiently as we provide for more housing and businesses.

If we can increase the number and different types of housing in areas like Pukehinahina/Gate Pā through quality housing and urban design, we can support better public transport and more efficient use of infrastructure. We can also encourage a sustainable and low-carbon emissions future for Tauranga.

As we renew the social housing we provide, we want to maximise the potential for vibrant, thriving and accessible communities with a greater choice of size and style of homes that are warmer, drier and more liveable. We also want to ensure these homes are supported by good community facilities, a focus on safety and improved local parks and services.

Accessible Properties has been asking itself a number of questions.

1

How can our work become part of a strategic plan to increase housing supply for western Bay of Plenty, particularly to meet social and affordable housing needs?

2

How can we work with central and local government agencies to address urgent housing issues in alignment with the Tauranga Urban Strategy and the wider SmartGrowth strategy?

3

How can we contribute to the urban strategy's desire for a more compact city with investment in walking and cycling facilities and public transport in the Cameron Road corridor?

We concluded that we could help in the Pukehinahina/Gate Pā area in the first instance, in partnership with central government and the Tauranga City Council planning project for the Te Papa Peninsula.

We could also start with a few of our own 'gateway' projects. This document is our contribution to those wider discussions that are now underway in western Bay of Plenty and at the national level too.

Why the focus is on Pukehinahina/Gate Pā

We see great potential for improved housing in the Pukehinahina (Gate Pā) Tauranga Hospital area through a planning partnership approach with others.

Accessible Properties currently owns more than 140 properties within the 57 hectares of the suggested project area. We also see the need to renew our housing portfolio. Our average property in Tauranga is 38 years old. Tauranga is in desperate need of social housing. Nationally, social housing makes up 4.5 percent of the housing needed across communities, whereas in Tauranga our provision for social housing sits at 2.5 percent. We are already way behind meeting our social housing need as a country, so this means our city's current proportional provision is even more worrying. Our growth projections make the challenge even more urgent.

Combined with more medium density housing, including apartments and terraced housing, a Pukehinahina project in partnership with others could achieve three times the number of homes that currently exist in the area. With the right approach, it could also deliver not only more housing, but a better mix of housing – both in terms of size, type and price of homes.

The key will be to make the area's amenities better too so the community's housing is part of a place that revitalises in an inclusive way as it grows.

We can provide more social housing. We also want a greater mix of housing. We want to be part of providing affordable market rentals, shared equity and rent to buy options and other homes that local key workers like nurses and teachers can access. We need smaller homes for older people who want accessible properties close to public transport, shops and the hospital.

We would like to work with others to make this happen - our tenants and other local residents, iwi partners, landowners, developers and stakeholders including Tauranga City Council, the Bay of Plenty District Health Board, the Gate Pā Advisory Group, local schools, the SmartGrowth Partnership and central Government agencies such as the Ministry of Housing and Urban Development.

This is a discussion document – and the start of our contribution to the conversations that we know others want to have about the future.

The Tauranga City Council has identified the Te Papa Peninsula (Harbour Bridge to Barks Corner including the Avenues and Gate Pā) as a good place to start thinking about revitalising local areas. We agree, because

- There are significant employment hubs in the area to provide local jobs for people.
- Bus services run along the Cameron Road corridor and these will become more frequent in future years as part of the new public transport network.
- Bus priority measures are planned along Cameron Road, as well as safe dedicated cycle paths.
- There are schools for all ages located along the corridor.
- The majority of social housing is owned by Accessible Properties and we are keen to be part of revitalising our properties and our neighbourhood.
- There are no significant infrastructure constraints in the short to medium term (e.g. water, wastewater systems have capacity to provide for growth and redevelopment).
- The area is largely resilient from natural hazard risk, especially risk associated with flooding, sea level rise, groundwater level rise, storm surge and tsunamis.

Moving forward together



Our vision is for a Pukehinahina Partnership Project that:

- Empowers whānau to move forward together.
- Delivers a mixed-use development in the area that could increase housing options and choice with terraced housing and flats as well as apartments with shared entrances and car park areas.
- Encourages strong, diverse and vibrant communities and increased opportunities for everyone.
- Masterplans large land areas that can be used to achieve mixed income, mixed tenure communities with a variety of uses and affordability levels.
- Improves the currently dysfunctional parks and reserves (Anzac Park and Botanical Road Scout Reserve) that are adjacent to and enclosed by this housing.
- Provides an exemplar of housing renewal that is close to a suburban hub, schools, the hospital, shops, services, a transport corridor and parks and reserves.
- Provides much-needed additional housing in alignment with the compact city vision of the Tauranga Urban Strategy and increasing intensification as envisaged by the SmartGrowth strategy.
- Increases the provision of much needed social and affordable housing.
- Improves social wellbeing indicators/outcomes for this community.

Designing for quality, character and identity



We want to develop housing with safe pedestrian access with consistent good quality treatment that adds character and reinforces local identity. Street lights and seating are important design features too.



Quality shared space establishes community identity within a wider neighbourhood.

Why we need a vision

Whāngaia, ka tipu, ka puāwai

Nurture it and it will grow, then blossom

There is a great need for more housing choice in Tauranga.

The SmartGrowth Housing Need and Demand research report, published in 2017, set out the housing choice challenge for the western Bay of Plenty.

At present, less than 15 percent of the projected need for social housing in Tauranga is being addressed. Just to maintain that ratio, 60 to 70 new social homes are required each year, according to the SmartGrowth Tauranga and Western Bay of Plenty Housing Demand and Need research report.

December 2017

IN 2047... IN WESTERN BAY OF PLENTY



Fewer people will own the home they live in.

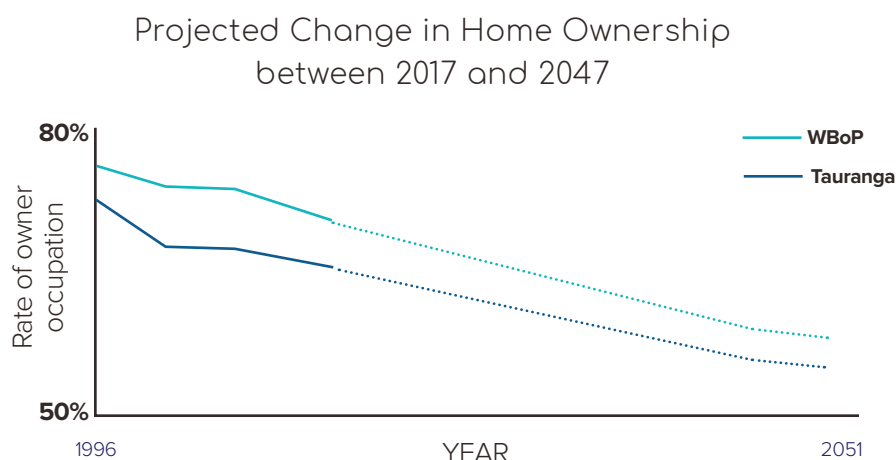


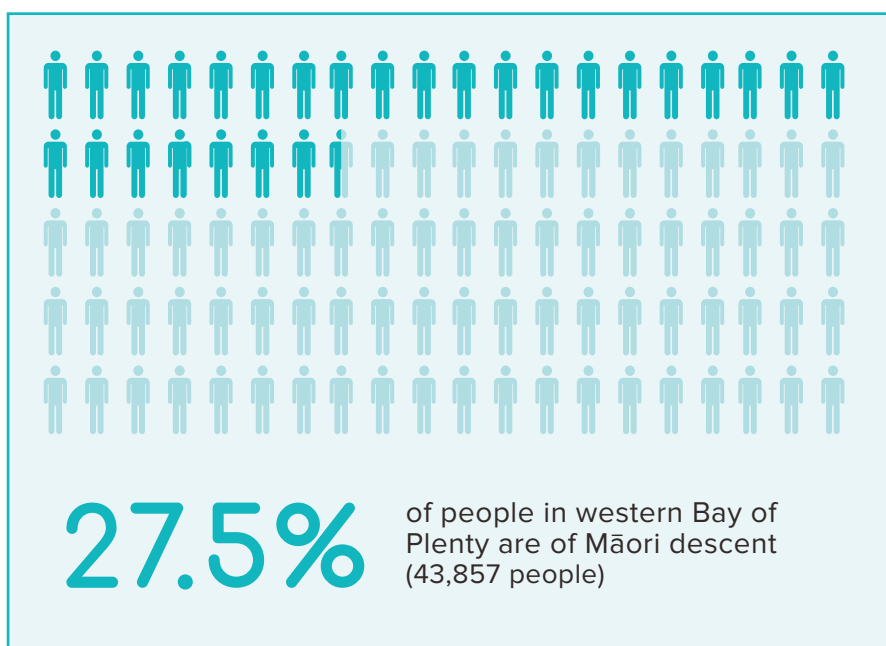
MORE HOUSEHOLDS FOR PEOPLE AGED 65+ YEARS – going from 32% in 2017 to 43% in 2047.

There will be more couple-only renter households



MORE RENTER-OCCUPIED DWELLINGS WITH PEOPLE OVER 65 – up 222% (6,830) in Tauranga, up 182% (1,970) in Western Bay District.





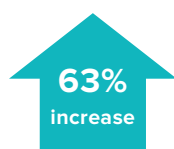
Māori have a youthful population
A lot are aged 19 years old or under

High projected growth in couple-only and one-person renter households

- In Tauranga City - couples without children are projected to increase by 11,800 (70%) and one-person households by 11,000 (83%) between 2017 and 2047.
- Western Bay of Plenty District - couples without children households increasing by 3,000 (35%) and one-person households by 3,200 (64%) between 2017 and 2047.

How many more homes will we need over the next 30 years based on population projections for 2047?

TAURANGA CITY
32,100
more homes



WESTERN BAY OF PLENTY
8,200
more homes



Our challenges and trends in planning for housing

- House price increases vs salary/wage growth – since 1991, house prices have gone up by double the rate of household incomes.
- Nearly 90% of renters who currently live in the western Bay of Plenty cannot afford to buy a house priced at \$500,000.
- We need to look at ways to increase the supply of affordable one and two bedroom homes – both to rent and to buy – to meet the needs of our communities.
- We need a better mix of housing types, tenures and sizes to meet the changing needs of our residents.

Modelled based on data from SmartGrowth, National Institute of Demographic and Economic Analysis and Statistics New Zealand.

Sources:

- Research Report: *Housing Demand and Need in Tauranga and Western Bay of Plenty*, December 2017, Livingston and Associates Ltd/Community Housing Solutions Ltd
- Māori population in the western Bay of Plenty, SmartGrowth factsheet, 2016.

Belong and thrive

- Pukehinahina tenant engagement

Accessible Properties wants to play an active role in creating communities where tenants can 'belong and thrive'.

We have recently carried out work with our own tenancy community in the Pukehinahina (Gate Pā) area. We have found that talking with people about their vision for an area is the best place to start. We have also participated in Gate Pā community planning workshops.

We are a community-focused organisation, with an overarching belief that those who work, play and live in the community are best placed to create change and lead transformation.

We are committed to involving tenants in all phases of our planning.

Empowering whānau to move forward

In 2018 we worked with a group of our Pukehinahina tenants to gather their views on what would make the area a better place to live.

We want to contribute communities, not just houses – so talking to our tenants was vital.

The response was positive. The group was excited about the opportunity to form a picture of the kind of community they would want to live in and how to deliver it with others.

This developed a vision of '**empowering whānau to move forward together**'. They discussed what they would like for their community - where they are now and where they want to be. Their aspirations related entirely to the collective community, and not individual housing needs. The group also understood the reality that housing intensification is going to take place. They agreed it made sense.

What our tenants value

In 2019, we followed up our work with the visioning group, with a survey of our tenants in the area.

The purpose of the survey was to gain a better understanding of the sense of community experienced by our Gate Pā tenants, the issues they face and their level of interest in being involved in Accessible Properties activity in their community.

The survey was completed within the Gate Pā area, between 18th and 23rd Avenues, including Cameron Road.

Of the 149 Accessible Properties tenants in the targeted area, 95 tenants completed the face-to-face survey. Tenants who were not home at the time received a follow up phone call.

The results of the survey are summarised on page 13.

"Our tenant group developed a vision of '**empowering whānau to move forward together**'. They discussed what they would like for their community - where they are now and where they want to be.

Their aspirations related entirely to the collective community, and not individual housing needs. The tenancy team also understood the reality that housing intensification is going to take place. They agreed it made sense."

What the survey showed us

64%

wanted to be involved in work to improve their community

77%

felt safe in their street

70%

felt safe in their neighbourhood

76%

would like to get to know their neighbours better

68%

of our tenants have lived in the community for more than 5 years

69%

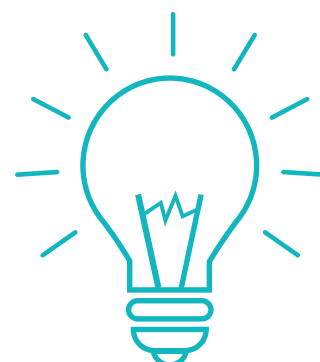
knew many of their neighbours

What they valued most about where they lived

- ♥ Location – close to hospital, shops, doctors, schools, amenities,
- ♥ Geography of area – flat and easy to get around.
- ♥ Quiet and peaceful
- ♥ The neighbours
- ♥ Close to family and friends
- ♥ Security of tenure

They liked the three big ideas

1. A koha shed – for sharing garden tools
2. A community centre
3. Social events in the park



What type of activities might you be interested to participate in?



52%

BBQs



28%

Volunteering



32%

DIY Workshops



48%

Community Gardens



36%

Community Events



16%

New housing design



36%

Koha Shed

The survey confirmed our view that our tenants want to get involved in revitalising their community.

What our vision could look like



Accessible Properties has a housing renewal and development programme under way in Tauranga City to add another 150 homes (mainly through new development). We have an ambition to double this and increase new supply by at least 300 homes within 10 years. That would deliver a 26 percent increase in Accessible Properties' housing stock.

We currently provide homes to around 3,500 people in Tauranga.

There are projects underway to build 44 more homes in the region and existing commitments to build another 125 homes beyond these. In addition, we are continually working to improve the quality of the housing we provide to tenants. We have a renewal programme underway.

We want to see a diverse range of housing types overlooking the street and shared communal areas. There are clearly defined front and rear yards in this kind of development (pictured). Articulated roofscapes individualise homes for people.



Accessible Properties

- Wants to invest in, and contribute to, the creation of homes and communities where people can belong and thrive.
- Provides tenancies to people with some of the highest levels of housing need in western Bay of Plenty.
- Wants to invest in the provision of much-needed additional and improved housing choice for the city.
- Advocates for people seeking housing for ageing-in-place and for disabilities
- Wants to deliver well-designed, energy-efficient homes, integrated into the wider community.

Our priority improvements, reflecting our work with our tenancy communities, are:

- Working with others to design liveable communities
- Facilitate key revitalisation opportunities in urban areas at some scale
- More diverse housing and transport opportunities/options
- Higher quality design for buildings
- Investment in community facilities to make urban communities attractive places to live, with trees, landscaping, parks and playgrounds

We support the focus on urban growth in and around centres and corridors. We believe that will help Tauranga grow sustainably into a city that people will enjoy living in and can move around easily.

Tauranga's community research supports this view, showing that given the choice between a compact city or an expanding city, 79 percent prefer a compact one (Tauranga Urban Strategy community survey, 2018).

Accessible Properties would welcome the opportunity to shape our own planned investment in new housing provision in the western Bay of Plenty in alignment with the proposed Tauranga Urban Strategy and the SmartGrowth direction. This would involve a range and mix of housing options – not just social housing.

We want to work with others to deliver on compact and healthy urban communities, close to public transport and other important services and facilities.

Quality public areas are vital: Safe purpose-designed communal areas that are overlooked by residents provide high levels of amenity and a community focus for new developments.



We have started...

Consultants Harrison Grierson and architects Designgroup Stapleton Elliott have assisted Accessible Properties to look at the first few (of potentially many) redevelopment opportunities.

The aim of this work is to enhance our housing portfolio, better match supply with demand (e.g. more 1-2 bedroom tenancies) and create great design outcomes from a community perspective.

We know from this initial work that we need a community-wide, multi-faceted approach with great engagement with all the players involved in making places work.

We have investigated what is possible under current council planning rules and housing forms.

From this work, we have identified two key 'gateway projects' to begin our journey of revitalising our housing for people.

“Our plan is far from being finalised - because it needs others to make it real, unique to Pukehinahina and meaningful for local people.”

The vision is evolving

Our latest re-development on the corner of Cameron Road and 20th Avenue is a small example of what can be achieved. Six new two bedroom homes are being developed where there was once only two homes.

Imagine how many more new warm and dry homes could come to Tauranga if this kind of approach was scaled up and planned with the Pukehinahina community? We can lead the way for delivering a better mix of quality housing more efficiently, on land that is located in communities in need of renewal and investment.

We can also have quality housing choices that enable people to progress up the housing spectrum within urban areas where they already live and want to keep living. We know we will need better design and innovative thinking and planning with communities to do this.

Working closely with our mana whenua partners, we want to start at the ground level to shape our small beginnings and our continuing bigger aspirations. We are in the starting blocks - but we need and want others to work with us, bringing their own energy, contributions and ideas. Our plan is far from being finalised - because it needs others to make it real, unique to Pukehinahina and meaningful for local people.

The Pukehinahina Project could become an exemplar of how to deliver a range of housing across social, affordable and market segments, in rapidly growing cities like Tauranga.

We are now looking at other gateway developments to show the way to realising our bigger vision for Pukehinahina through community-led development.

At the same time, we are an active partner in Tauranga City Council's planning work for the Te Papa Peninsula (CBD to Greerton).

“We are in the starting blocks - but we need and want others to work with us, bringing their own energy, contributions and ideas.”

From this...



*Accessible Properties' housing development currently underway at 878 Cameron Road.
The two original houses on the site were demolished to make way for six new two-bedroom units.*

to this...



Providing progressive housing options for people
– partnering with purpose



We would like to provide the opportunity for all these types of housing in the Pukehinahina (Tauranga South/Gate Pā) community. That means people can progressively improve their housing independence without leaving the community. Others can also join the community because of its inclusive approach to housing development that will provide choice for people as their circumstances change.

At different stages of our lives, we may want to change to homes that are smaller, more accessible and/or able to accommodate multi-generational living.

We need to celebrate and build on what is special about Pukehinahina. People know what they value about where they live - and there is much that they value. What makes Pukehinahina a place to belong and thrive must be at the centre of all that we do.

We want to celebrate, strengthen and contribute to the identity of a place that is already unique and valued.

An historic site for Tauranga Moana

*Remembering the past, while
planning the future*

By understanding our history

*We can see how far our
community has come*

*And look forward to our future
together*

The Battle of Gate Pā at Pukehinahina (puke hill, hinahina or mahoe tree) on 29 April 1864 is remembered as the battle where hugely outnumbered Māori defenders managed to repulse an experienced British force and secure what many regard as a famous Māori victory. Historian James Belich (1998) said; 'The Battle of Gate Pā was arguably the most important battle of the New Zealand Wars'.

- From Pukehinahina Charitable Trust website –
www.battleofgatepa.com

If we are going to talk about the future of the Pukehinahina area, it is important that we acknowledge its historic past.

British troops were sent to Tauranga in early 1864 to bring a halt to the flow of supplies to the fighting in the Waikato. Māori soldiers fighting there returned quickly to Tauranga on hearing of the arrival of the invading British.

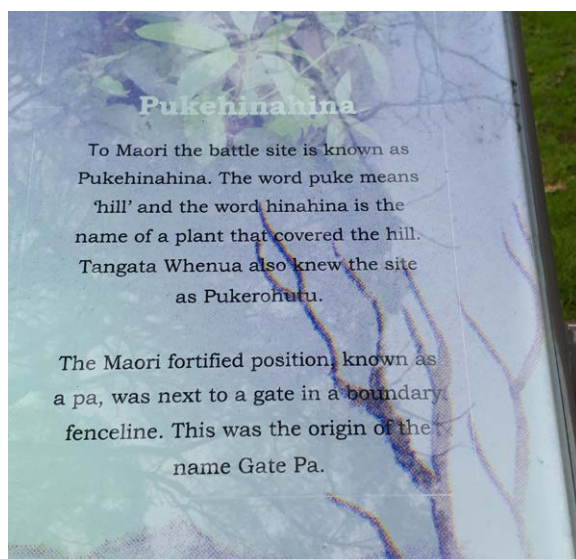
They constructed a pa at Pukehinahina; at the boundary of the lands held by the missionaries and where a large ditch had been constructed to keep in the farm animals. The ditch and accompanying gateway were incorporated into the hastily built pa which became known as The Gate Pā.

The Battle of Gate Pā took place on a rainy afternoon on 24 April 1864. It was notable for several things; the repulse of the British troops with heavy casualties was one and the code of conduct under which the Māori combatants fought was the other. The code required the Māori defenders to give effect to Christian principles such as giving water to the wounded soldiers lying around the battlefield. The dead from both sides are buried in the Mission cemetery in Marsh Street while the battlefield is a well-known site visited by many. In 1964 the Tauranga Historical Society erected a memorial in the reserve.

On 29 April 2007 a carved tomokanga (gateway) was installed at the lower entrance to the reserve. This incorporated carvings of Tū, the god of war, and Rongo, the god of peace.

In 2014 members of the Pukehinahina Charitable Trust enlarged and embellished the memorial, adding a large deck (marae ātea) and replacing the old flagpole.

Eight carved pillars (pou) were installed along the edge of the reserve. Each pou stands for one of the following: Ngāi Te Rangi, Ngāti Ranginui, Ngāi Tamarāwaho, Ngāti Pūkenga, Ngāti Hangarau, Waitaha, Tainui iwi, and Pākehā (Lieutenant General Sir Duncan Cameron is depicted). The refurbished memorial was dedicated on 29 April 2014, the 150th anniversary of the battle.



Te Papa – the planning framework

Accessible Properties is currently working with the Tauranga City Council on its Te Papa Peninsula (Harbour Bridge to Barks Corner including the Avenues and Gate Pā) plan. The Pukehinahina area is contained within the boundaries for this work.

The Te Papa spatial framework will identify opportunities, planning for public amenities, infrastructure and community initiatives and inform policy changes to the City Plan. We believe our vision for regeneration of Pukehinahina is one of those opportunities that needs fast-tracking.

The council's work is integrated with its Cameron Road multi-modal transport upgrade corridor programme. It will also include a planning process for centres and neighbourhoods to plan individual centres/neighbourhoods. The plan will rely on local knowledge and values, as well as technical assessments.

The council says the plan will identify a series of actions and projects that will deliver the vision, and make each neighbourhood a great place to live.

It will also identify where we can provide more housing choices close to jobs, services and public transport.

The council will use the plan to inform changes to its City Plan to create new opportunities for new homes. It will also work with developers and community housing providers like Accessible Properties to deliver on the vision and the plan.

This might include new parks, upgrades to existing parks, more street trees, safer pedestrian crossings, slowing down traffic, improved lighting, better footpaths, separated cycleways and better public transport.

Change will not happen all at once. Over time, as all the partners' plans come to fruition, including our own as a local community housing provider, places will regenerate.

Designing with others

"We want to do more to grow the number of homes we have available in Tauranga. We remain committed to playing an important role in solving Tauranga's housing shortage by providing more warm, dry, secure homes and ensuring individuals and families have a place to belong and thrive."

*Vicki McLaren,
General Manager – Tauranga, Accessible Properties*

Accessible Properties wants to play its part in creating communities where people can belong and thrive.

We want to do this by working alongside our tenants and other investment and development partners to:

- ✓ Improve the quality of our housing,
- ✓ Improve access to services, and
- ✓ Strengthen communities.

Our next steps – from vision to reality

Weaving a whāriki (woven mat) takes knowledge, skill and time. It is almost always done collaboratively. When finished, an intricately woven whāriki is a taonga valued for its artistry and mauri (vital essence). Pasifika also share with Māori the tradition of weaving mats, using techniques and patterns that are specific to their particular Pacific island nation.

Many other cultures also value the weaving of fibres together to make something beautiful.

Accessible Properties welcomes the strategic focus on planning for the future. This is being led by Tauranga City Council through its draft Tauranga Urban Strategy and the SmartGrowth Bay of Plenty Partnership.

We see many opportunities for weaving together everyone's aspirations to 'make great places to live while we grow'. It will need new knowledge and skills, and take time.

We want to support the regeneration of a community in a way that clearly brings about inclusion and choice for all who live there. We want to see revitalisation of the mauri of a place, of a taonga that is already valued. It needs greater care, investment and attention to fully realise its potential to help more people thrive and belong there, for whānau to move forward together.

Strategies are key documents and vision is vital. However, what matters more is bringing strategies and visions to life – making them real.



We are taking the following actions to realise our vision



1. Feedback from others

We are seeking more information and feedback on how to support making this Pukehinahina Project a reality with others – and how to work with everyone to see it delivered.

Give us your ideas and feedback on what we have outlined in this document.



2. Working with supportive partners

We need to work with others and build support for a joint vision:

- a. Our mana whenua partners
- b. Our tenant community
- c. Local government
- d. Central government
- e. The local community
- f. Social Impact investors
- g. Community housing sector



3. Inspiring innovation

We need to partner with the development and design community to deliver innovation and quality urban and housing for the future.

We will need innovation and inspiration if we are to meet our vision, our tenants' needs and the city's growing housing challenges.

We need to deliver more and different kinds of homes across the spectrum - from social housing to smaller and different types of new homes to buy and rent on the open market.



4. Shaping a Development Framework

We need to develop a funding partnership and joint Pukehinahina Project Plan with a range of parties if we are to deliver the scale of what is possible under our vision.

Accessible Properties can't do all this alone – and neither would we want to.

Please let us know if you can help in any way or want to show your support for working with us on our next steps.

For further information contact:

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