

<b>FORUM</b>	Housing Affordability Forum
<b>DATE &amp; TIME</b>	Wednesday 19 February 2020 12:00-2:00pm
<b>LOCATION</b>	The Kollektive, 17 <sup>th</sup> Avenue, Mawhero Room 2

<b>Forum Members Present</b>	Libby Gosling (Classic Group/Chair), Christine Ralph (Planning Sector representative), Tony Marsden (SILC), Debbie Hallam (Unfurl), Jacqui Ferrel (TCHT), Jo Gravit (TCHT), John Garwood (Closing the Gap)	
<b>SmartGrowth</b>	Megan Rumble (SmartGrowth Coordinator)	
<b>Other</b>	Kate Williams (Kāinga Ora)	
<b>Partner staff / Councillors</b>	Janine Speedy (Tauranga City Council), Cr. Grant Dally Apologies: Phillip Martelli (WBOPDC), Jodie Rickard (WBOPDC)	
<b>Apologies (forum members)</b>		Teresa Pou (Kāinga Ora)
<b>Previous minutes and matters arising</b>		The minutes of the previous 30 October 2019 meeting were accepted as a true and correct record. All previous actions have been addressed. Megan to follow up on who HAF's Tauranga City Council representative is
	Action	Megan to follow up and find out who the Tauranga City council representative on HAF is now <b>post note:</b> It has been confirmed that Janine Speedy, Team Leader: City and Planning from Tauranga City Council is the TCC representative on HAF. Other TCC staff remain on the delegation list to receive papers and minutes for information purposes.
Kāinga Ora update – roles and functions under the new legislation plus plans for Tauranga specifically		<p>Kate Williams - Bay of Plenty, Waikato and Taranaki Portfolio Manager, <a href="#">Kāinga Ora</a> provided an update. Kāinga Ora was established in early October, Housing New Zealand Corporation, HLC and Kiwibuild merged to become the Housing and Urban Development Authority, Kāinga Ora – Homes and Communities. Kate noted Kāinga Ora are awaiting consenting authority, urban development and land acquisitions powers to be granted early June. There are around 14 staff in the office here in Tauranga however the organisation still operated a centralised approach working out of Auckland. Kāinga Ora are looking to potentially regionalise a lot more to allow a lot more to happen on the ground.</p> <p>Locally, Kāinga Ora is focussing on looking to build assets as quickly as possible in Tauranga, this is challenging of course, due to lack of land. It was noted there needs to be a collaborative partnership approach between Kāinga Ora and Accessible Properties, incl. other stakeholders. Kate noted the team are also working closely with Iwi.</p>

		<p>Kate noted the target of around 140 new homes over the next four years in Tauranga. Kate / Kāinga Ora are open to discussion and open to and actively looking for opportunities and are always looking to purchase where they can. Generally working on acquiring single dwellings at this stage for development. Liaising with a number of developers also to discover opportunities there. Napier and Rotorua are Kāinga Ora priorities at this stage. There is land available there which makes it easier to prioritise these areas.</p> <p>The forum encouraged Kate / Kāinga Ora to work with APL and collaborate to deliver the housing. Lacking resources to redevelop the excising as per original plan.</p> <p>Discussion and questions followed:</p> <ul style="list-style-type: none"> <li>- Is Tauranga disadvantaged due to lack of assets? Concerns around the focus on other area and Tauranga being overlooked due to 'too hard basket'. Auckland – delivery being met therefore moving to the regions... Hamilton and Tauranga should be priorities? Concerns around being missed due to our unique arrangement with Accessible Priorities</li> <li>- Current figures still sitting under 200</li> <li>- Discussion around the fifth most unaffordable city.... Does this come on the radar?</li> <li>- What is the hold up factor here getting Accessible Properties, Kāinga Ora and the likes of Classic Builders together to begin addressing this issue. It was noted lack of budget is the main hold up</li> <li>- Funding application through new 13.5million</li> <li>- Te Papa peninsula opportunities?</li> <li>- Who is our contact person at Kāinga Ora? It was confirmed Teresa Pou is now our Regional Manager and the first port of call in terms of speaking about opportunities</li> <li>- Concerns around no collaborative plan, no visibility or clear direction. No discussion or connection?</li> <li>- Working with both private builders and developers</li> <li>- APL vision in collaboration with central government</li> </ul> <p>It was noted the best avenue would in fact be to go direct to the CE – it was agreed the forum would prepare a strongly worded letter, to Andrew McKenzie., around needing to see a response.</p> <p>Cr. Dally noted the housing action plan that's being developed – WBOPDC are keen to be more aspirational.</p> <p>The chair thanked Kate for attending and hearing our frustrations. The forum wants to be able to help and would like to know how. Also, to be provided with the direction around how the community housing providers can assist.</p>
	Action	<ul style="list-style-type: none"> <li>- Jacqui Ferrel to circulate the Ministry of Housing and Urban Developments recent report <a href="#">view here</a></li> </ul>

		<ul style="list-style-type: none"> <li>- Letter to be prepared on behalf of HAF, copy to the Minister stating we wish to urgently discuss the partnership in Tauranga and how the partnership can tap into funding – liaise with Vicki McLaren – working group (Libby/Jacqui)</li> <li>- Kate to raise with Teresa that a regular representative at HAF meetings is needed to assist with understanding</li> </ul>
Unfurl overview from Debbie Hallam including the overarching themes		<p>Debbie Hallam provided an overview of her organisation, Unfurl.</p> <ul style="list-style-type: none"> <li>- Debbie’s career background is largely in land surveying and through this Debbie was able to get a level 6 diploma up and running at Te Ohomai along with an online qualification. Largely, her career background is around community and advocacy.</li> <li>- Debbie’s personal background has shaped this. Upon family splitting up there was no community to support which led Debbie to leaving the Polytechnic to get back to what is important – community and wellbeing as well as collaborating and building resilience. Through this she discovered a group who was exploring alternative housing and created Unfurl – people are really at the core of Unfurl.</li> <li>- Since May, Debbie has been meeting and building relationships around NZ and in our region. She catches up regularly with Bobbie and is supporting the CLOSER pilot project. Debbie is the chair of the society of cooperative housing, looking at various modelling to pick up around NZ. Also, in this time has joined HAF and is in a phase of developing services through Unfurl. Discovering there are several professionals who can assist with projects. Debbie also volunteers for Kai Aroha, neighbourhood support.</li> <li>- Debbie noted housing affordability is one of the root drivers for the people exploring alternatives. We must start enabling other solutions in order to address this issue.</li> <li>- Debbie noted the reason she is a member of HAF is to have discussions around enabling these discussions, to gain other people’s point of view and advocating on behalf of those she works with.</li> <li>- There needs to be more discussion around the other alternatives among council.</li> </ul>
	Action	
Urban Form and Transport initiative discussion post Monday 10 February workshop		<p>The UFTI Interim report has been released since our last meeting outlining the four shortlisted options. It was noted it is disappointing, the lack of focus around urban growth and housing. Very transport orientated. Christine and Libby met with Robert Brodnax, Project Lead of UFTI, in December who was in agreeance. Have since met again with Robert in January re Housing Criteria for MCA of options. Inputs. Ignores the key factors of Housing. Appendix 3 released this week is not Tauranga orientated. NZTA criteria driving this with limited social and community consideration. Tangata Whenua conversation has not even begun.</p> <p>It was noted the workshop on Monday was good and well facilitated.</p> <p>Urban Advisory in Auckland – could they have some tools that could be used?</p>

	Action	Extra HAF meeting with Lisa to develop submission to UFTI – Megan to arrange <b>post note</b> : confirmed for Tuesday March 3 @ 11:00am (Classic Developments, 17 <sup>th</sup> Ave)
Residential Intensification Plan Change		<p>Janine Speedy, Team Leader: City and Planning from Tauranga City Council provided an update: TCC are progressing the following plan changes:</p> <ul style="list-style-type: none"> <li>- Plan change 26 – Residential Intensification</li> <li>- Plan change 27 – Flooding from intense Rainfall</li> <li>- Plan Change 30 – Earthworks</li> </ul> <p>The evidence basis and testing to progress the plan changes to public notification is still underway. For the Residential Intensification plan change, this includes architectural and financial feasibility testing, understanding infrastructure capacity and working through the requirements of the natural hazard requirements of the Bay of Plenty Regional Policy Statement (RPS). The outcomes of this work are likely to influence activity status and location of intensification. Draft provisions have been prepared based on the built form and architectural testing. We will be setting up a workshop in March to discuss the draft provisions as well as progress on the Te Papa Spatial Plan. This will also include an overview on Plan Change 27. We will be seeking your feedback on these draft provisions. Please keep a look out for this meeting invite. We will be contacting you separately to seek feedback on Plan Change 30. Workshop looking to be held end of March approximately.</p> <p>If you have queries, or wish to discuss the proposed plan changes, please do not hesitate to contact Janine Speedy, <a href="mailto:Janine.speedy@tauranga.govt.nz">Janine.speedy@tauranga.govt.nz</a></p> <p>Questions and discussion followed:</p> <ul style="list-style-type: none"> <li>- Involvement with Accessible Properties around this? Janine noted the programme partners team involving APL, Kāinga Ora, MHUD</li> <li>- Establishing community housing on the Te Papa Peninsular?</li> <li>- Plan Change 26 timeframes? All follow the same? Due to not able to step through the RPS and natural hazard constraints there can't be any speeding up. Notification date August – pre election</li> <li>- Janine noted Council have lodged an application through MOE re streamlined planning process – timely response in terms of our abilities here. Unknow the wait time around Minister's direction. Rotorua Lakes council workshop to share learnings – they have recently been through the process</li> <li>- Why not assess the natural hazards around Te Papa on their own. The requirement is to work through this for the city. Janine noted the team are looking at other options around the policy and having that reviewed to help progress faster</li> <li>- Janine noted the effect that the RPS is having is greater than initially thought</li> </ul>

		<ul style="list-style-type: none"> <li>- UDA coming in and overriding local councils? Re: submission to urban development review – <a href="#">see here to read submissions made by Council</a>. Indigenous biodiversity and highly productive land NPS could cause hold ups</li> </ul> <p>The chair thanked Janine for attending and being present, open. Janine to continue to provide updates at HAF meetings. It was noted the forum would also appreciate feedback from any meetings with the key stakeholders/partners.</p>
	Action	<ul style="list-style-type: none"> <li>- Megan to get submission from Janine <b>post note:</b> see link above</li> <li>- HAF would appreciate feedback from meetings with the key stakeholders/partners – Janine to provide</li> </ul>
February co-housing events – for information ( <b>Paper B</b> )		Please see paper included with the agenda.
General Business		<p>Mayors comment re Mayoral task force on Housing. Jacqui noted she has heard that this isn't in fact going ahead. Instead a governance group for homelessness being established, Consultant, Philip King, has been working on a homeless strategy for the city. Confirmed not a Mayoral task force as initially reported.</p> <p>It was noted another meeting has been taking place today around the homeless network group where all community meal, social services etc go and network. WBOPDC homeless strategy – bi-monthly.</p> <p>Discussion around Libby presenting on behalf of the forum at the 18 March SmartGrowth Leadership meeting.</p>
	Action	
<b>Key message for SmartGrowth Leadership Group</b>		Tauranga in now the fifth least affordable place to live in the world and yet we see so little action on housing. HAF strongly encourages the SmartGrowth Leadership Group to get the Housing Action Framework plan underway including the four work streams.

Meeting ended at 2:13pm. Next meeting 22 April 2020, 12:00-2:00pm venue TBC

**Housing Affordability Forum  
OUTSTANDING ACTIONS**

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