

## Property Developers Forum Meeting

### Agenda

8:30 – 10:30am, 15 October 2020

Priority One - Ground Floor, 29 Grey St - Boardroom

<b>Welcome</b>		
8:30am	1. Apologies	Chair
8:35am	2. Previous minutes and actions from 20 February 2020 ( <b>Paper A</b> )	Chair
<b>Key Council and Project Updates</b>		
8:40am	3. Kāinga Tupu - WBOP Homelessness Strategy brief and Action Plan ( <b>Paper B</b> )	Jodie Robertson
9:00am	4. Tauranga City Plan upcoming Plan Changes including Plan Change 26 to the Tauranga City Plan	Janine Speedy
<b>General Business &amp; Recommendations To SmartGrowth Leadership Group</b>		
10.00am	5. Any other general business.	All
10.25am	6. Key message to SmartGrowth Leadership Group	All
10.30am	<b>Meeting Close – Next Meeting TBC</b>	Chair

## **1. Purpose**

The purpose of the Property Development Forum ('the forum') is to draw on existing experience and to positively contribute to the ongoing evolution and success of the SmartGrowth Strategy ('the strategy') as it undergoes its first full review and enters the second decade of its long term 50 year planning horizon. The forum will enable direct property industry participation in the strategy review and subsequent strategy implementation in order to provide vital private sector input, in collaboration with the strategy partners and lead agencies into the wide range of challenges faced in the sub-region, including specific input into:

- Land use and urban form, including the RPS and resulting City and District Plan responses.
- Infrastructure planning, funding and implementation.
- Housing affordability.
- Development viability.
- Economic growth.

## **2. Role**

The role of the Property Development Forum ('the forum') is as follows:

### **a) Review of SmartGrowth Strategy**

The forum will have direct input into the following aspects of the strategy review:

- The review project brief.
- The review scope.
- Research identification, scoping and implementation.
- Representation and participation in the various strategy review work streams and associated workshops.
- The Settlement Pattern Review.
- The draft Strategy Review.

### **b) On-going SmartGrowth Strategy Input**

Following the strategy review the Forum will have ongoing input into the strategy implementation including the following specific aspects:

- Providing input and feedback in respect of partner projects relating to strategy actions where such input is sought by the SmartGrowth Strategic (Managers) Group (SSG) projects
- Monitoring of strategy actions.
- The development of statutory and non statutory policies by the SmartGrowth Partners that either arise from the strategy or have the potential to impact on the strategy.
- SmartGrowth representations to regional and national forums and central government.

### **3. Membership**

The Property Development Forum ('the forum') membership consists of representation from the following property industry sectors:

- Property Industry Representative Organisations eg Property Council of New Zealand.
- Landowners / Developers.
- Land Developers and Subdividers.
- Property Developers – Residential and Commercial.
- Property Industry - Management Consultancies.
- Property Industry – Professional Services Consultancies.
- Building Contractors – Residential and Commercial.

### **4. Other SmartGrowth Forums and the SmartGrowth Strategic (Managers) Group (SSG) – Linkages and Reporting**

In order to provide transparency, a member (an alternate can be appointed) of the other SmartGrowth Forums and the SSG (as selected by those groups) will be invited to attend and participate in the Property Development Forum meetings.

For consistency, only the members nominated by each individual forum / group shall attend these meetings. These members will be able to report back to their respective forum / groups on the Property Development Forum meetings.

A reciprocal arrangement will also apply allowing the Property Development Forum to appoint a member (alternate can be appointed) to attend and contribute to the Strategic Partner Forum. Meeting minutes and reports for each of the forums will be circulated to the other forums.

## 5. SmartGrowth Leadership Group (SLG) – Linkages and Reporting

The forum members are able to present to the SmartGrowth Leadership Group 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 and Implementation Adviser.

The minutes are also provided to the SmartGrowth Strategic (Managers) Group for information and for actioning of any particular matters.

## 6. Information Provision and Feedback

Relevant draft reports, ideas, submissions, and proposed initiatives are provided to the Forum for discussion and input prior to matters going to SLG. These may be part of a meeting agenda item, or if between meetings, circulated by email to the Forum Chair, for feedback.

## 7. Meeting Attendance and Presentations

The Independent Chair and Implementation Advisor may attend meetings from time to time, provide written reports, advice and seek input on various matters. There are also a range of presentations on matters of interest to SmartGrowth Leadership Group and to Forum members.

SLG members may also be invited to attend the Forum from time to time.

# Property Developers Forum – Membership (PDF)

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Name	Organisation	Name	Organisation
Jeff Fletcher	Bconn/Chair	Lyndon Marshall	
Aaron Collier	Collier Consultants	Mangatawa Papamoia Blocks	
Andrew Collins	Harrison Grierson	Mark Apeldoorn	
Andrew Perry	Aurecon	Mark Day	Barrett Homes

Bill Wasley	Independent Chair	Mark Maystone	Maniaroa
Belinda Messenger	Maven	Maru Tapsell	CTWF
Bob Clarkson	Independent Landowner	Matire Duncan	
Aaron Thorne	Thorne Group	Matt Allott	Boffa Miskell
Brian Goldstone	Goldstones	Matt McNaughten	Barrett Homes
Brian Gillett	BGT Developments	Michael Kemeys	Veros Property Services
Brian Stevenson	Bluehaven	Mike McLennan	One Seventy Six Limited
Carl Salmons	Maven	Mike Stilwell	Tailor Inc.
Colin Booth	Beaumont Investment Trust	Mike Stott	Lysaght Consultants
Colin Reeder		Murray Beets	
Craig Batchelar	Boffa Miskell	Nathan Sanderson	Sanderson Group
Craig McGarr		Nathan York	Bluehaven Management
Darryl Fox		Peter Cooney	Classic Builders
Dave Macfarlane	Mantra Properties	Petr Koch	Hawridge
David Page	Neil Group	Puhirake Ihaka	CTWF
Daryl Edgecombe		Richard Coles	Mpad
David Needham	Harrison Grierson	Richard Mocke	Cape Consultants
Duarne Lankshear		Roku Mihinui	Te Arawa
Dwayne Roper		Rowesdale	
George Ford	Ford Land Holdings	Scott Adams	Carrus Corp
Geoffrey Ford	Ford Land Holdings	Shae Crossan	Stratum
Grace Burman	Hayson Knell	Shane McConnell	G.J Gardner Homes
Graham Clarke		Simon Maxwell	The Lakes
Grant Cowles	S&L	Scott Hamilton	Quayside
Grant Downing	Element IMF	Steve Short	Independent
Greg Knell	Hayson Knell	Steve Cutfield	Classic Developments



Harriet McKee	Aurecon	Steven Farrant	S&L
Howard Smith	Ngai Tahu Property	Tracy Hayson	Hayson Knell
Jeff Hextall	ECO Ltd	Tristan Shannon	Barrett Homes
Jim Lochhead	Carrus Corp	Taunu Manihera	Maven
Lee Dove	Harrison Grierson	Tauranga Registered Master Builders	
		Tim McBride	S&L
		Victoria Kingi	



**SmartGrowth Property Developers Forum**  
**The Collective, 17<sup>th</sup> Avenue, Tauranga**  
**Thursday 20 February 2020 8:30-10:30am**

<b>Forum Members Present</b>	Jeff Fletcher (Chair), Harriet McKee (Aurecon), Grant Downing (Element IMF), Jeff Hextall (ECO Ltd), Scott Adams (Carrus), Sean Haynes (Veros), Andrew Perry (Aurecon), Mark Day (Barrett Homes), Tristan Shannon (Barrett Homes), Lee Dove (Harrison Grierson)	
<b>SmartGrowth</b>	Megan Rumble (Minutes)	
<b>Partner staff</b>	Janine Speedy (TCC), Natalie Rooseboom (TCC) Apologies: Phillip Martelli (WBOPDC)	
<b>Apologies (forum members)</b>	Craig Batchelar (Boffa Miskell), Michael Kemeys (Veros)	
<b>Previous minutes and matters arising</b>		The previous, 7 November 2019 meeting minutes were accepted by the forum as a true and correct record. Two spelling errors were amended. The amended minutes can be viewed <a href="#">here</a> .
Tauranga City Council (TCC) IDC Transport project presentation		<p>Lee Dove, Harrison Grierson and Natalie Rooseboom, Tauranga City Council, presented to the form on the IDC Transport project – the project was initiated due to the demand in Tauranga City to encourage medium density development. Increased focus on the street environments and particularly around the need for more connected communities and improvements to the street scape to facilitate this.</p> <p>View Natalie and Lee’s presentation <a href="#">here</a>.</p> <p><u>Questions and discussion followed:</u></p> <ul style="list-style-type: none"> <li>- Moving document – changed and improvements can be made</li> <li>- Not planning on incorporating this into the city plan – to sit separate</li> <li>- Is the parks team all on board to ensure developers wont encounter issues when it comes to consenting stage? – Yes, fully on board, reviewed policies. Changes are minimal mainly around the ability to cluster, different landscape types</li> <li>- Medium/high scale? Subjective topic – this does need to be highlighted in terms of how to calculate</li> </ul>

		<ul style="list-style-type: none"> <li>- Secondary dwellings adjacent? Has this been considered – parking considerations?</li> <li>- Parking restrictions from the outset e.g. no parking on the burms, or yellow lines</li> <li>- Succinct diagrams to work through and develop your street from there. Clear workplan</li> <li>- Service providers, utilities involved? They have been on the steering group from day one – good buy in from the utility providers</li> <li>- Services under the pavement’s issues – agreement has been reached on that now – changes to pavement design, pavement team member will attend next meeting</li> </ul> <p>Jeff noted that Natalie has taken this through every department in Council, positive as all teams are on board. Natalie noted she presented this again to the parks, infrastructure and policy teams again over the past two weeks given staff changes etc. Really positive reception.</p> <p>Not going to be able to roll this out with everything in place – roll it out and tweak as we go – expect frustrations but feedback is essential. Will require ongoing refinement. Won’t be locked into a one size fits all approach which is positive.</p> <p>This enables a lot more flexibility and more pragmatic discussions across the teams within council.</p> <p>Natalie is open to any feedback and ideas. Happy to present to teams also. Ongoing engagement is key. Get in touch with Natalie <a href="mailto:natalie.rooseboom@tauranga.govt.nz">natalie.rooseboom@tauranga.govt.nz</a> or 027 276 2211</p> <p>Outside of this project what is happening? Recent changes to stormwater easements, bollards. Longer terms project stormwater design. Still working on the Asbel requirements. Working on smaller things as they come through. Moving online IDC to a new platform – should be more user friendly. Also working on streetlight commissioning and work our way through a new process for that.</p> <p>Jeff thanked Natalie and Lee – look forward to ongoing engagement and discussion.</p> <p><b>Please note: the most recent IDC update from Natalie attached to these minutes.</b></p>
	<b>Action</b>	<ul style="list-style-type: none"> <li>- Natalie/Lee to attend next meeting to present digital toolbox.</li> </ul>



		- Pavement design team member to attend April meeting
<b>Kainga Ora update</b>		Jeff F noted Darren Toy attended the last meeting to provide an update. It was noted Darren has now moved into a new role and Teresa Pou has taken Darren's place. Megan to get in touch with Teresa.
	<b>Action</b>	Megan to follow up with Teresa Pou – Kāinga Ora
<b>Iwi Consultation update</b>		Jeff F noted this has slowed. Will continue to endeavour to get Shad to attend next meeting. Has possibly been overshadowed by UFTI which has taken a lot of energy from all SmartGrowth partners. From a regional context it is essential to get agreement – the cross over with regional consents is challenging.
	<b>Action</b>	Iwi consultation matter to remain on the agenda.
<b>UFTI update – post Monday workshop</b>		UFTI workshop last week, was a well-attended workshop. Scott, Mark and Tristan were present Feedback: - Four groups. Four team members providing an over view of the plans – items for discussion rotated around. It was a challenge for people to have their 50-year horizon hat on. Scott noted yes, one or two ideas but a long way to go.  Sign up for the UFTI email updates via UFTI website <a href="https://ufti.org.nz/">https://ufti.org.nz/</a> This is an important process to be aware of – a lot happening in this space.
<b>Government Consultation on:</b> - <b>RMA reform</b> - <b>NPS Indigenous biodiversity</b> - <b>Urban Development Bill</b>		Central government has been continuing with a lot of consultation. Janine Speedy noted that TCC have submitted on all three. NPS on indigenous biodiversity is still open – significant implications to us as a city, to how we grow in the future. Strong wording terms of 'avoid'. For example, areas of native planted (even the lakes) makes it difficult for council to develop pathways etc etc. See link below:  UFTD report covers the submissions to the following:  - RMA: Comprehensive Review Issues and Options Paper

		<ul style="list-style-type: none"> <li>- National Policy: Indigenous Biodiversity</li> <li>- Urban Development Bill</li> </ul> <p><a href="https://infocouncil.tauranga.govt.nz/Open/2020/02/UR_20200213_AGN_2165_AT_WEB.htm">https://infocouncil.tauranga.govt.nz/Open/2020/02/UR_20200213_AGN_2165_AT_WEB.htm</a></p>
	<b>Action</b>	Janine or Campbell to attend next meeting to speak on natural hazard work.
<b>City Plan update</b>		<p>Janine Speedy, Team Leader: City Planning from TCC provided an update.</p> <p>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> <li>-</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.</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>- Streamlined planning process – will this be used? Concerns around the delay around the Ministers response. First draft has been sent with second draft aiming for April, aiming for lodgement in May. Concerns around not getting direction before elections. Don't want this to hold up getting to notification.</li> </ul>

		<ul style="list-style-type: none"> <li>- Query raised around Regional Council not particularly sticking to the modelling it seems – the uncertainty causing challenges. Janine noted TCC are being very clear on the parameters used. Public model or mapping system shows everyone where they stand. looking to this sitting outside to allow for changes to be made.</li> <li>- Janine noted the natural hazards work programme can be provided to ensure openness and transparency around time frames and what is coming up.</li> </ul> <p>Jeff thanked Janine and the forum look forward to the March W/S. Really good to gauge base line provisions and provide feedback on that.</p> <p>NPS on UD looking to be gazetted by July – another one to keep and eye out for. Outcome of rough sleeping bylaw? Janine to look @ outcome of that. Noted homeless strategy.</p>
	<b>Action</b>	Te Papa project and Plan Changes - HAF & PDF workshop confirmed for Friday 27 March @ 8:00am (TCC Cameron Road offices)
<b>General Business</b>		<ul style="list-style-type: none"> <li>- There seems to be an increase in consents being approved in the Natural Hazards area. Look to get someone from TCC to update on this for the next meeting.</li> <li>- NZ Property Council have put in similar submissions in terms of the urban development bill. 14 Feb and highlighted their concerns. Draft submission out on the IFF bill also.</li> </ul>
	<b>Action</b>	Megan/Jeff to arrange TCC rep to attend the next meeting to discuss consents being issued within the natural hazard zones.
<b>Key message for SLG</b>		Nothing to note

Meeting Closed: 10.24 am

## PROPERTY DEVELOPERS FORUM OUTSTANDING ACTIONS LIST

Action No:	Meeting	Description
1	Feb	Natalie/Lee to attend meeting to present digital toolbox.
2	Feb	Pavement design team member to attend meeting
3	Feb	Follow up with Teresa Pou – Kāinga Ora Update
4.	Feb	Iwi consultation matter to remain on the agenda
5.	Feb	Janine or Campbell to attend meeting to speak on natural hazard work.
6.	Feb	Megan/Jeff to arrange TCC rep to attend meeting to discuss consents being issued within the natural hazard zones.

# Kāinga tupu – growing homes

He taupua tangata, he kāinga tupu – A person supported to support oneself, a flourished home established

Western Bay of Plenty homelessness strategy



## Vision

Homelessness in the western Bay of Plenty is prevented where possible, or is rare, brief and non-recurring



## Mission

As a sub-region, all residents have the right to housing that is warm, safe, habitable and affordable

## Objectives

Housing aspirations of Māori are enabled

Increased government awareness of homelessness in WBoP

Contributing factors and their wider impacts are understood

Integrated, transformative change responses are developed

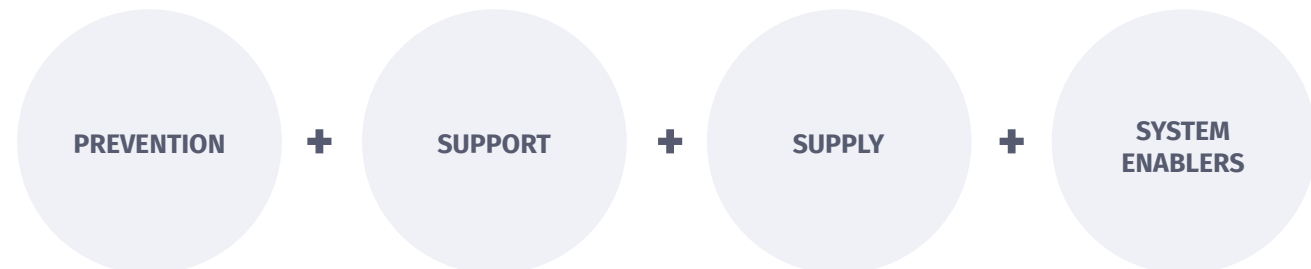
Responses are monitored and evaluated across a shared platform

Strategy implementation is clear for stakeholders/ service providers

Funders identify and support prioritized actions of the strategy

Actions are identified, prioritized and measured for impact

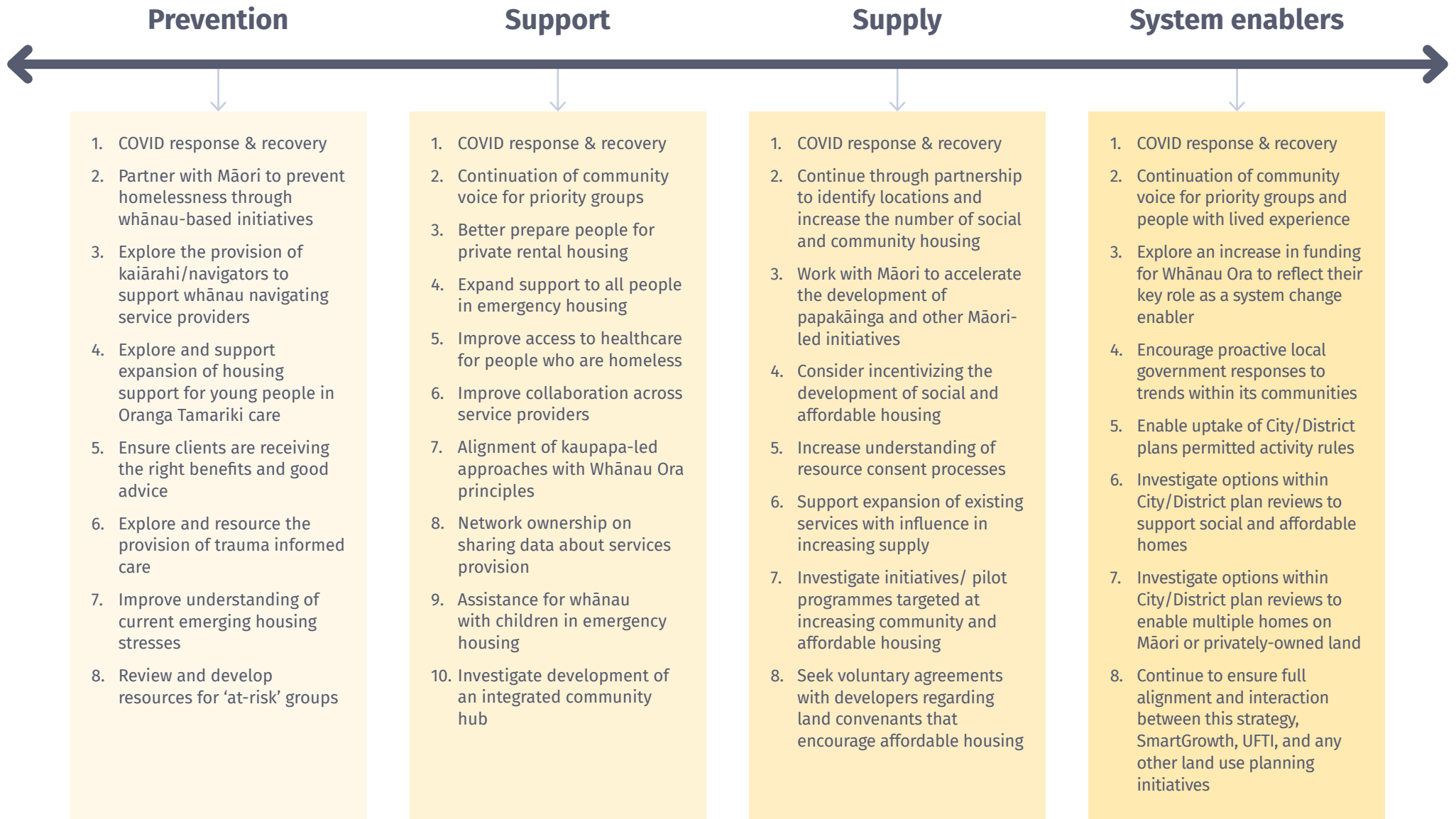
## Strategic framework



# Action plan



# Priority actions 2020-2021



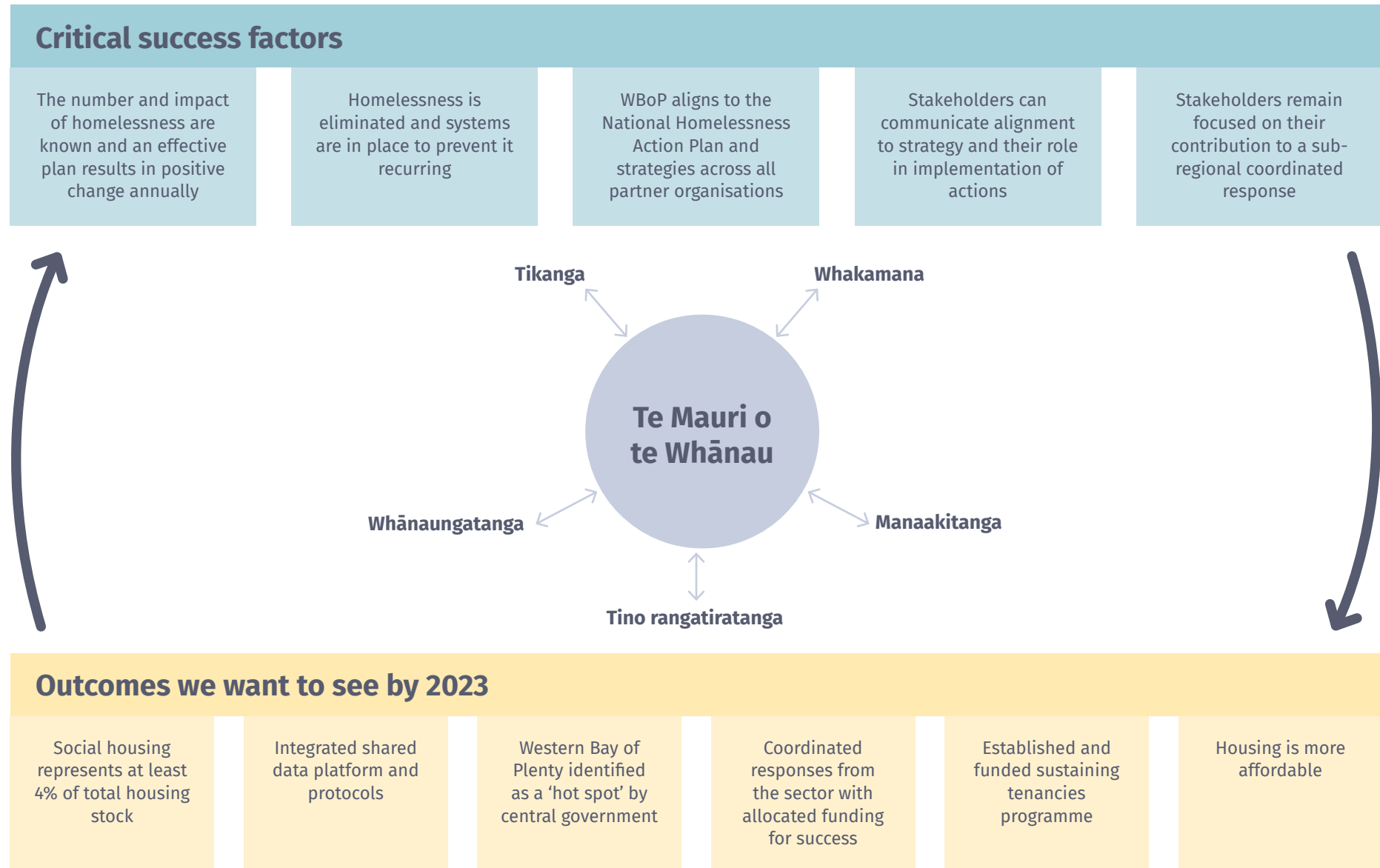
# Maihi framework – a local response

The delivery of this strategy is based on Te Maihi o Whare Māori framework which collectively represents wellbeing across the whole person and wider whānau. The outline below represents our local response to this model.





# Evaluation and monitoring framework



# Kāinga tupu – growing homes

## Western Bay of Plenty homelessness action plan

### Prevention:

Individuals and whānau receive the support they need so that homelessness stops happening in the first place

Task/action	Task detail	MAIHI theme	Lead party	Supporting parties	Potential funders	Estimated costs*	Start date	Milestones/comment	Potential hazards	Desired outcomes
COVID-19 response and recovery	Utilise the direction and content of this strategy and action plan to drive integrated response and recovery following the COVID-19 pandemic	Mauri	All	All	All	\$\$\$	Immediate	Alignment in place before recovery phase formally commences Action Groups are connected to lead recovery agencies	Response and recovery are not aligned to this strategy	People who are exposed (or are becoming exposed) to the social and economic impacts of COVID-19 are well supported
National Homelessness Action Plan – immediate actions	Partner with Māori, iwi, hapū and marae to prevent homelessness through whānau-based initiatives	Whānaungatanga	MHUD	TCC, WBOPDC, Housing Affordability Forum, Property Developers Forum, iwi	Central government	\$\$	Immediate	Awaiting further information from central government		
Housing and housing costs – land covenants	Seek voluntary agreements with developers regarding land covenants they impose in private developments to ensure such development do not preclude delivery of affordable housing. This could be an agreed set of principles for covenants that will not restrict density and further development of sites, such as through infill.	Tikanga	TCC and WBOPDC	Iwi, Housing Affordability Forum, Property Developers Forum	Developers	\$\$\$	Immediate		Status quo	Increased provision of affordable long-term housing in new housing developments across the wBOP

Task/action	Task detail	MAIHI theme	Lead party	Supporting parties	Potential funders	Estimated costs*	Start date	Milestones/comment	Potential hazards	Desired outcomes
Housing and housing costs – support unlocking papakāinga with iwi	The Māori Housing Toolkit is a step by step guide designed to assist Māori to develop papakāinga on multiple owned Māori land. Work with iwi and hapū to examine whether the toolkit can be better resourced to align with scale of opportunity and need, to help Māori developers access available capital sources, and consider an update to the toolkit. Engage with Māori land trusts through the district plan reviews to further support papakāinga housing on trust and settlement land.	Tikanga	TCC and WBOPDC	Iwi, Housing Affordability Forum, Property Developers Forum	TCC and WBOPDC	\$	Immediate		Status quo	Review of papakāinga toolkit completed. Enablement of Māori-led housing development on Māori owned land
Housing and housing costs – affordable homes and social housing requirements (5%)	Continue to optimise through district plan reviews and plan changes how district plans: <ul style="list-style-type: none"> <li>• provide regulatory incentives and addressing disincentives to affordable housing</li> <li>• enable a greater mix of residential section sizes and building typologies</li> <li>• define appropriate balance between quality of developments and cost effectiveness.</li> </ul>	Tikanga	TCC and WBOPDC	Housing Affordability Forum, Property Developers Forum, iwi	Purchasers	\$\$\$	Immediate	Notification of City/ District Plan changes Time taken to construct first 100 affordable homes	Status quo	Everybody (including key workers) is able to live within wBOP communities
National Homelessness Action Plan – immediate actions	Expand housing support for young people leaving Oranga Tamariki	Whakamana	Oranga Tamariki	Community housing providers	Central government	\$\$\$	Immediate	Awaiting further information from central government		
Kaupapa-led Whānau Ora approaches	Inclusion of Whānau Ora involvement in solutions/voice being heard  Investigate the provision of a key single point of contact for prevention delivery  Enable greater visibility and increased engagement across the sector and with other stakeholders	Manaakitanga	Whānau Ora, Te Puni Kokiri	TCC and WBOPDC	Central government	SS	2020			Increasing number of people in need are engaging with Whānau Ora receiving support

Task/action	Task detail	MAIHI theme	Lead party	Supporting parties	Potential funders	Estimated costs*	Start date	Milestones/comment	Potential hazards	Desired outcomes
Whānau Ora	<p>Explore the provision of kaiārahi, navigators and/or advisors to support people who are experiencing homelessness to reduce whānau confusion in navigating services with a focus on advocacy</p> <p>Focus is on ensuring that clients are accessing and receiving the correct benefits and good advice when facing housing stress or the threat of homelessness</p> <p>Alternatively, increase funding to existing organisations engaged in this work to enable them to grow their client lists</p>	Whānaungatanga	Whānau Ora, Te Puni Kokiri, MSD	TCC and WBOPDC	Central government	\$\$\$	2020		Careful coordination and systems needed to ensure that the story is told once and heard by all Need to consider privacy and sensitivity issues	People who are housed feel that they are supported well before they are vulnerable to homelessness
Education & knowledge	Explore and resource the provision of 'Trauma informed care' – retraining professionals, service providers and volunteers on how to work with those who have complex needs, for example mental health	Tikanga	DHB provide community agencies	All service providers, volunteers and government agencies	Central government	\$\$\$	Immediate		Cost of training	Evictions are reduced as people's complex needs are better understood
National Homelessness Action Plan – longer term actions	Improve discharge planning for people leaving hospital and inpatient units	Tikanga	Health	Community housing providers	Central government	\$\$	2020-2023	Awaiting further information from central government		
National Homelessness Action Plan – immediate actions	Support women who are leaving prison	Whānaungatanga	Corrections	Community housing providers	Central government	\$\$	mid-2020	Awaiting further information from central government		
National Homelessness Action Plan – immediate actions	Improve transitions from acute mental health and addiction inpatient units	Tino Rangatiratanga	Health	Community housing providers	Central government	\$\$\$	mid-2020	Awaiting further information from central government		
National Homelessness Action Plan – immediate actions	Support returned overseas offenders who are homeless	Whakamana	Corrections	Community housing providers	Central government	\$\$	mid-2020	Awaiting further information from central government		

Task/action	Task detail	MAIHI theme	Lead party	Supporting parties	Potential funders	Estimated costs*	Start date	Milestones/comment	Potential hazards	Desired outcomes
National Homelessness Action Plan – longer term actions	Enhance referral and information processes	Manaakitanga	MSD	Supplier of information	Central government		2020-2023	Awaiting further information from central government		
National Homelessness Action Plan – longer term actions	Develop further early intervention and prevention measures	Whānaungatanga	MHUD	Homeless Provider Network	Central government		2020-2023	Awaiting further information from central government		
Wraparound support/ continuation of support	Improve understanding of current emerging housing stresses and the reality of homelessness for older people	Whānaungatanga	MSD, WINZ	TCC and WBOPDC Age Concern	Central government	\$\$	Ongoing			
Education & knowledge	Explore ways of supporting educational institutions to provide financial literacy and banking education, with an emphasis on vulnerable students	Tino Rangatiratanga	MOE	Schools, Toi Ohomai, Budget Advisory, Citizens Advice Bureau	Central government	\$\$\$	2020-2023	Multiple opportunities throughout the curriculum	Lack of resources/ space in the curriculum	Financial literacy/ stability
Education & knowledge	Investigate and support Department of Corrections and Bay of Plenty District Health Board to strengthen approaches to discharge planning including accommodation, benefits, identification, bank accounts, and wrap around support	Tikanga	Corrections BOPDHB	MSD MHUD Community housing providers	Central government	\$\$	2020-2023		Abuse	Cohesive systems Successful & sustainable reintegration People released to safe & sustainable housing
National Homelessness Action Plan – longer term actions	Review and develop further responses for at-risk groups	Manaakitanga	MHUD		Central government	\$\$	2020-2023	Awaiting further information from central government		
Housing and housing costs – living wage	Engage with local employers to explore initiatives to increase all local employees to the minimum standard of a Living Wage that enables them to live and participate in wBOP communities	Tikanga	Employers	Central government	Employers, central government	\$\$\$	2020-2023	TCC and WBOPDC engage in discussions with all employers and lead by their own behaviour	Status quo	Could wBOP become a national example of the positive impact of paying wages that meet the costs of living?

Task/action	Task detail	MAIHI theme	Lead party	Supporting parties	Potential funders	Estimated costs*	Start date	Milestones/comment	Potential hazards	Desired outcomes
Strength based human services	Investigate a hub that could provide prevention services focused on advice, developing skills and potentially granting small amounts of funding to support whānau and families experiencing housing stress ahead of facing homelessness. (see Support section)	Whānaungatanga	TCC supported by a wide range of iwi or community organisations	Providers, service deliverers	Philanthropic Trusts / Councils / Lotteries/ DHB/ MSD/ Iwi/ potential for church backing and community backing	\$\$	Business Case 2020	Collaborative Umbrella Premises fit for purpose Proper Management & staff & governance Benefit entitlements Gaining funding Clear purpose/ direction On site services - Health/Mental Health/ Vision/dentist/MSD/ bathroom/ laundry/ budgeting Need to consider funding, premises, staffing, security	Security Enabling Loss of funding Neighbours Lack of ID Loss of focus & direction Inability to collaborate responsibly Undiagnosed illness	Integrated services Less duplicity Permanent housing/ homes Empowerment Improved lifestyle Less chance of slipping through the cracks On going support - cooking/ cleaning/ reading/ writing/ budgeting/ shopping/ personal care/ driving/ employment/ life skills
National Homelessness Action Plan – immediate actions	Redesign and expand Sustaining Tenancies	Tino Rangatiratanga	MHUD	Housing First, Community Housing Providers	Central government	\$\$\$	Immediate	Awaiting further information from central government		

## Support:

## All New Zealanders have a place to call home and use of motels for emergency housing is reduced

Task/action	Task detail	MAIHI theme	Lead party	Supporting parties	Potential funders	Estimated costs	Start date	Milestones/comment	Potential hazards	Desired outcomes
COVID-19 response and recovery	Utilise the direction and content of this strategy and action plan to drive integrated response and recovery following the COVID-19 pandemic	Mauri	All	All	All	\$\$\$	Immediate	Alignment in place before recovery phase formally commences. Action groups are connected to lead recovery agencies	Response and recovery are not aligned to this strategy	People who are exposed (or are becoming exposed) to the social and economic impacts of COVID-19 are well supported
National Homelessness Action Plan – immediate actions	Importance of continued engagement with those who have lived experience. Continuation of community voice for priority groups	Manaakitanga Tino Rangatiratanga Mauri	MHUD, Homeless Provider Network, community voice	Community providers and homeless community	central government, MHUD Innovation Fund	\$\$	Immediate	Funding round opens May 2020	Need to protect confidentiality when engaging with people who have lived experience	Direct connection between experience and initiatives delivered by partners
National Homelessness Action Plan – immediate actions	Better prepare people for private rental housing	Tino Rangatiratanga Whakamana	MSD	PHOs, NGOs	Central government	\$	Immediate	Awaiting further information from central government		
National Homelessness Action Plan – immediate actions	Expand support to all people in emergency housing	Manaakitanga Whānaungatanga	MSD	PHOs, NGOs	Central government	\$\$\$	Immediate	Awaiting further information from central government		
National Homelessness Action Plan – longer term actions	Improve access to healthcare for people who are homeless	Tikanga Manaakitanga Whānaungatanga	Min. Health, BOPDHB	PHOs, NGOs	Central government	\$\$\$	Immediate	Significant opportunity to include provision of residential mental health and addictions facilities in this, as funded within the wBOP through the recent large infrastructure announcements		

Task/action	Task detail	MAIHI theme	Lead party	Supporting parties	Potential funders	Estimated costs	Start date	Milestones/comment	Potential hazards	Desired outcomes
Integrated data sharing	Investigate data sharing between services and across networks to increase sub-regional understanding of demand, service provision, service gaps, and potential for increased intervention	Manaakitanga Whānaungatanga	Homeless Provider Network	Community providers and homeless community	Central government	\$	Immediate	Significant opportunity for a shared data platform to increase sub-regional intelligence on homelessness	Need to protect confidentiality of people experiencing homelessness and provider IP	Shared understanding of the state of Homelessness for the western Bay of Plenty
Support for working poor	Continue to improve connections between existing services and collaboration across service providers  Māori and iwi involvement critical to ensure that kaupapa-led approaches align with Whānau Ora principles  Engage with wider social sector and social enterprise agencies to understand how programmes might lead to improved employment or incomes	Manaakitanga Whānaungatanga	Māori / iwi Te Puni Kokiri	BOPDHB, PHOs, NGOs		\$\$\$	Immediate			
National Homelessness Action Plan – immediate actions	Assistance for families/whānau with children in emergency housing	Manaakitanga	MSD	PHOs, NGOs	Central government	\$\$\$	2020	Awaiting further information from central government		



Task/action	Task detail	MAIHI theme	Lead party	Supporting parties	Potential funders	Estimated costs	Start date	Milestones/comment	Potential hazards	Desired outcomes
A centralised hub	<p>Investigate development of an integrated hub (a 'one stop shop') to support people who are homeless and other vulnerable community members, provide resources, and centralise the delivery of wraparound support services. Investigate options for service provision, including: commercial kitchen, bathrooms/showers, bedrooms for daytime napping only (mixed demography), laundry, offices for the delivery of wraparound services, quiet rooms, communal rooms, a dining area, access to computers, and space for a variety of educational classes. Investigate people resource required including staff, volunteers, security.</p> <p>This could be a large premises fit for purpose, located in a central area to Tauranga city centre with specific open hours e.g. 8am - 8pm</p> <p>EmpowermentNZ (Te Puke) or existing facilities in Rotorua are potential models for this.</p>	Whānaungatanga Manaakitanga	TCC supported by a wide range of iwi or community organisations	Providers, service deliverers	Philanthropic Trusts / Councils / Lotteries/ DHB/ MSD/ Iwi/ potential for church backing and community backing	\$\$\$	Business case 2020	<p>Collaborative umbrella</p> <p>Premises fit for purpose</p> <p>Proper management, staff &amp; governance</p> <p>Benefit entitlements</p> <p>Gaining funding</p> <p>Clear purpose/direction</p> <p>On site services – health, mental, health, vision, dentist MSD, bathroom, laundry, budgeting</p> <p>Need to consider funding, premises, staffing, security</p>	<p>Security</p> <p>Enabling</p> <p>Loss of funding</p> <p>Neighbours</p> <p>Lack of ID</p> <p>Loss of focus &amp; direction</p> <p>Inability to collaborate responsibly</p> <p>Undiagnosed illness</p>	<p>Integrated services</p> <p>Less duplicity</p> <p>Permanent housing/homes</p> <p>Empowerment</p> <p>Improved lifestyle</p> <p>Less chance of slipping through the cracks</p> <p>On going support – cooking, cleaning, reading, writing, budgeting, shopping, personal care, driving, employment, life skills</p>
National Homelessness Action Plan – longer term actions	Continue to roll out Housing First	Manaakitanga	MHUD		Central government	\$\$\$	ongoing	<p>Housing First is already active in wBOP</p> <p>There is an opportunity to access this increased funding to expand the scale of immediate delivery, and expand the level of services provided to people who are not yet chronically homeless – people in cars, overcrowded homes, people have been rough sleeping for less than a year</p>		

Task/action	Task detail	MAIHI theme	Lead party	Supporting parties	Potential funders	Estimated costs	Start date	Milestones/comment	Potential hazards	Desired outcomes
Support for working poor	<p>Launch the Sustaining Tenancies initiative in wBOP</p> <p>This supports people who are currently housed but experiencing housing stress with financial or other support to retain their housing, in order to prevent them becoming homeless (or at increased risk)</p>	Mauri Whakamana. All states of Te Mauri o te whānau	MHUD / MSD		Central government	\$\$\$	2020-2023	<p>Central government recognition of the very significant levels of housing stress in wBOP is a critical first step.</p> <p>Could be delivered through a centralised hub, or through The People's Project team.</p>		
Healthy Housing Initiative	<p>Investigate ways to increase access to the Healthy Housing Initiative service for people living in unsafe or uninhabitable housing, with a focus on prioritising whānau in greatest need, including papakāinga, and kaumātua housing developments</p> <p>Iwi have some mechanisms in place to fund any property work arising from the service</p> <p>Investigate ways to support existing home owners with with repair work, to meet the Healthy Homes standards</p>	Whakamana Whānaungatanga Tino Rangatiratanga	BOPDHB	Sustainability Options, Tauranga Community Housing Trust, Te Puni Kokiri, Kāinga Ora, TCC and WBOPDC		\$\$	Ongoing			
Improve quality	<p>Consider how to reduce or minimise the costs of running a home, to support people with low incomes or experiencing housing stress. Could include solar panels, rainwater collection, greywater reuse, composting facilities/collection, transport, etc</p>	Whakamana Whānaungatanga	TCC and WBOPDC	Central government	TCC and WBOPDC, central government	\$\$\$	2020-2023			
National Homelessness Action Plan – immediate actions	Pilot a rapid rehousing approach	Whānaungatanga	MHUD		Central government	\$\$\$	mid-2020	Awaiting further information from central government		

Task/action	Task detail	MAIHI theme	Lead party	Supporting parties	Potential funders	Estimated costs	Start date	Milestones/comment	Potential hazards	Desired outcomes
Safety for people sleeping rough or in cars	<p>Investigate the provision of safe places for people to sleep and/or park vehicles, including the provision of toilets and washroom facilities that are open at night, and a potential for wrap-around services to connect</p> <p>Investigate the provision of central lockers for safe storage of possessions, with a potential to be included in the community hub</p> <p>This could be established relatively quickly, and could be replaced over time with a centralised hub (see above), noting a hub would not include facilities for overnight stays</p>	Mauri ALL	TCC and WBOPDC		TCC/ Charitable trusts/ Acorn/ Baytrust/ other philanthropic trusts/ Lotteries/ DHB/ MSD/ Kiwifruit Growers Assoc/ Developers/ Builders/ Iwi/ potential for church backing and community backing	\$	2020	<p>Identification of safe, acceptable locations – perhaps one in Western Bay district and one in Tauranga</p> <p>Funding approval</p>	Need to understand risks related to wider freedom Ccamping rules and locations	<p>Homeless people have a safe location to sleep rough</p> <p>Increased interaction with homeless people improves their access to services and support</p>
City safety	Rough sleepers - encourage a supportive approach (as opposed to punitive), but with authority to stop nuisance or criminal behaviour if required	Whānaungatanga ALL	TCC and WBOPDC	Police		\$	Ongoing			
Support for working poor	Investigate and develop a 'Ready to Rent' programme for tenants targeted at education on cooking, laundry, financial management, grocery shopping, literacy, and rental maintenance. Investigate the development of a landlords programme.	Whakamana Whānaungatanga Tino Rangatiratanga Fits all states of Te Mauri O Te whānau	MSD, MHUD	PHOs, NGOs		\$	2020	<p>Would require a venue for the training facilities</p> <p>Would need an agency to organise and coordinate this</p>		
City safety	Investigate a co-ordinated outreach programme through contracting existing organisations to provide coordinated on-street services, including the provision of community nurses	Manaakitanga Mauri Fits all states of Te Mauri o te whānau	Te Tuinga whānau, The People's Project, Māori Wardens, etc	TCC		\$	2021			
City safety	Investigate and advocate for the use of street ambassadors (Safe City team). The use of capable guardians to encourage safe behaviour	Manaakitanga	TCC	Māori wardens		\$	2021			

Task/action	Task detail	MAIHI theme	Lead party	Supporting parties	Potential funders	Estimated costs	Start date	Milestones/comment	Potential hazards	Desired outcomes
National Homelessness Action Plan – longer term actions	Explore options for housing support and supported housing	Whānaungatanga Tino Rangatiratanga	MHUD		Central government	\$\$\$	2020-2023	Awaiting further information from central government		
National Homelessness Action Plan – longer term actions	Review the effectiveness of existing support services	Whakamana Whānaungatanga Mauri Tino Rangatiratanga	MHUD		Central government	\$\$\$	2020-2023	Awaiting further information from central government		
National Homelessness Action Plan – immediate actions	Introduce housing broker roles	Whakamana	MSD		Central government	\$\$\$	mid-2020	Awaiting further information from central government		
Improve coordination and collaboration across meal services	Continue to establish and agree on a diary of days/ week, locations and the parties involved in supporting and delivering services  Consider cooking and serving all meal services through a centralised hub, if that were to proceed	Manaakitanga Whānaungatanga Fits all states of the Mauri O te Whare	Meal service providers	Building/ land/property providers, councils, churches		\$	Ongoing	Important to also consider the scope of supporting services that could be delivered alongside meals – navigotor services, connections to MSD/ MHUD/BOPDHB, haircuts, laundry, mail services, exercise classes, etc		
National Homelessness Action Plan – longer term actions	Explore initiatives to increase access to private rentals	Whānaungatanga	MHUD		Central government	\$\$\$	2020-2023	Awaiting further information from central government		
Wraparound support/ continuation of support	Explore and improve housing placements and wrap around support for youth exiting state care. Continue to improve collaboration between MSD, OT and Youth Justice  Consider ways to reduce youth housing stress including through training and employment – Toi Ohomai, Te Wānanga o Aotearoa, Employ NZ	All states of Te o Te whānau Mauri	MSD, Oranga Tamariki, Police, Youth Justice	Toi Ohomai, Te Wananga, Employ NZ	Central government	\$\$	2020-2023			

# Supply:

Individuals and whānau experiencing homelessness move quickly into stable accommodation and access wider social support to address needs

Task/action	Task detail	MAIHI theme	Lead party	Supporting parties	Potential funders	Estimated costs	Start date	Milestones/comment	Potential hazards	Desired outcomes
COVID-19 response and recovery	Utilise the direction and content of this strategy and action plan to drive integrated response and recovery following the COVID-19 pandemic	Mauri	All	All	All	\$\$\$	Immediate	Alignment in place before recovery phase formally commences  Action groups are connected to lead recovery agencies	Response and recovery are not aligned to this strategy	People who are exposed (or are becoming exposed) to the social and economic impacts of COVID-19 are well supported
Increase supply	Continue to work closely with Kāinga Ora: Homes and Communities, and community housing providers to identify locations and increase the number of social homes, firstly to meet the national average and secondly to meet local need, including a mixture of transitional housing, social housing and affordable private housing. Target: 2,000 new social houses within 10 years	Tino Rangatiratanga Manaakitanga	Kāinga Ora, iwi, MHUD	TCC and WBOPDC, Community housing providers	Central government, community housing providers	\$\$\$	Immediate	Monitor delivery profile – aim to achieve 250-300 homes a year for ten years  Agreement on a shared approach to development  Appropriate political and organisational support from councils	Funding, land	There is adequate social housing to meet local need – low or zero social housing waitlist  High quality solutions delivered wBOP-wide
National Homelessness Action Plan – immediate actions	Support Māori Community Housing Providers and other Māori and iwi providers	Whānaungatanga Whakamana Tino Rangatiratanga	MHUD	Community housing providers	Central government	\$\$\$	Mid-2020	Awaiting further information from central government		
Increase supply	Support expansion of existing working services. e.g. Takitimu House, The People's Project, Awhina House	Whānaungatanga Mauri Manaakitanga	Individual agencies best placed to lead	TCC and WBOPDC	MSD, philanthropic trusts, TCC and WBOPDC	\$\$\$	2020-2021	Touch base with local organisations & check capacity/willingness/readiness to expand	Funding	Wrap around services to house & support people
Increase supply	Work with iwi who wish to open up land for housing	ALL	Māori land trusts, multi-party owned iwi land	TCC and WBOPDC		\$\$\$	ongoing			

Task/action	Task detail	MAIHI theme	Lead party	Supporting parties	Potential funders	Estimated costs	Start date	Milestones/comment	Potential hazards	Desired outcomes
Increase supply	Consider incentivising affordable housing through zero Development Contributions	Manaakitanga Tino Rangatiratanga	TCC and WBOPDC	Community housing providers, developers	TCC, WBOPDC, Central Government	\$\$\$	Immediate	City and District Plan changes to require provision of affordable homes within all developments  Annual/Long-term plan decisions re funding and subsidies	Funding, land	There is an adequate range of small and affordable homes within wBOP
Increase supply	Support community housing providers with understanding the process to fast track resource consents under the COVID-19 Recovery Act (2020) and increase general understanding of the resource consent process under the RMA	Manaakitanga Tino Rangatiratanga	TCC and WBOPDC	Community housing providers, developers	TCC, WBOPDC, Central Government	\$\$\$	Immediate	City and District Plan changes to require provision of affordable homes within all developments  Annual/Long-term plan decisions re funding and subsidies	Funding, land	There is an adequate range of small and affordable homes within wBOP
Innovative approaches to increasing supply	Investigate the Empty Homes Initiative and consider its application in wBOP	Tikanga	TCC and WBOPDC	Central government		\$\$	2020-2021			
Innovative approaches to increasing supply	Deliver a pilot Tiny Homes development (or Tiny Homes village) to understand the value of this approach in increasing density and reducing housing costs	Tino Rangatiratanga Mauri Manaakitanga	TCC and WBOPDC	Landowners	Purchasers	\$\$\$	immediate			
Innovative approaches to increasing supply	Investigate increasing the size of the long term rental pool by charging AirBNB hosts increased rates or taxes to incentivise homes to be returned to the long term rental pool  Advocate to central government for increase AirBNB controls in high cost areas	Tikanga - for owning a number of properties not those living on/ in property	TCC and WBOPDC	Central government			2020-2023		Status quo	Increasing numbers of homes are returned to the long-term rental pool, reducing rental costs
Innovative approaches to increasing supply	Investigate a secondary housing market e.g. Queenstown, to complete and then retain affordable housing	Tino Rangatiratanga Manaakitanga	TCC/ WBOPDC/ BOPRC Joint Trust		TCC Land Gift, TECT, Baytrust, Quayside MSD, Impact Investment Fund, etc	\$\$\$	2020-2023	Investigate viability, costs, impacts, benefits  Test market  Test political will  Look at concept options	Political environment	Guaranteed affordable housing

Task/action	Task detail	MAIHI theme	Lead party	Supporting parties	Potential funders	Estimated costs	Start date	Milestones/comment	Potential hazards	Desired outcomes
Housing and housing costs – support unlocking papakāinga with iwi	The Māori Housing Toolkit is a step by step guide designed to assist Māori to develop papakāinga on multiple owned Māori land. Work with iwi and hapū to examine whether the toolkit can be better resourced to align with scale of opportunity and need, to help Māori developers access available capital sources, and consider an update to the toolkit. Engage with Māori land trusts through the district plan reviews to further support papakāinga housing on trust and settlement land and other Māori-led housing initiatives	Tikanga	TCC and WBOPDC	Iwi, Housing Affordability Forum, Property Developers Forum	TCC and WBOPDC	\$	Immediate		Status quo	Review of papakāinga toolkit completed. Enablement of Māori-led housing development on Māori owned land
Housing and housing costs – land covenants	Seek voluntary agreements with developers regarding land covenants they impose in private developments to ensure such development do not preclude delivery of affordable housing. This could be an agreed set of principles for covenants that will not restrict density and further development of sites, such as through infill.	Tikanga	TCC and WBOPDC	Iwi, Housing Affordability Forum, Property Developers Forum	Developers	\$\$\$	Immediate		Status quo	Increased provision of affordable long-term housing in new housing developments across the wBOP
Housing and housing costs – affordable homes and social housing requirements (5%)	Continue to optimise through district plan reviews and plan changes how district plans: <ul style="list-style-type: none"> <li>• provide regulatory incentives and addressing disincentives to affordable housing</li> <li>• enable a greater mix of residential section sizes and building typologies</li> <li>• define appropriate balance between quality of developments and cost effectiveness.</li> </ul>	Tikanga	TCC and WBOPDC	Housing Affordability Forum, Property Developers Forum, iwi	Purchasers	\$\$\$	Immediate	"Notification of City/ District Plan changes Time taken to construct first 100 affordable homes"	Status quo	Everybody (including key workers) is able to live within wBOP communities
National Homelessness Action Plan – longer term actions	Develop a Progressive Home Ownership scheme	Tino Rangatiratanga Whakamana	MHUD		Central government	\$\$\$	Mid-2020	Awaiting further information from central government		

Task/action	Task detail	MAIHI theme	Lead party	Supporting parties	Potential funders	Estimated costs	Start date	Milestones/comment	Potential hazards	Desired outcomes
National Homelessness Action Plan – longer term actions	Explore options to shift to longer-term housing	Tino Rangatiratanga Whakamana	MHUD		Central government	\$\$\$	2020-2023	Awaiting further information from central government		
National Homelessness Action Plan – longer term actions	Continue to increase public housing	Tikanga - how does the model inform how we deliver public housing? Should be about Whakamana & Tino Rangatiratanga	MHUD	kāinga Ora	Central government	\$\$\$	2020-2023	Awaiting further information from central government		
Improve quality	Consider how to reduce or minimise the costs of running a home, to support people with low incomes or experiencing housing stress  Could include solar panels, rainwater collection, greywater reuse, composting facilities/ collection, transport, etc	Whakamana Whānaungatanga	TCC and WBOPDC	Central government	TCC and WBOPDC, central government	\$\$\$	2020-2023			
National Homelessness Action Plan – immediate actions	Urgently increase supply of transitional housing to help reduce the use of motels as emergency accommodation	Tikanga	MHUD		Central government	\$\$\$	mid-2020	Awaiting further information from central government		
National Homelessness Action Plan – longer term actions	Explore options for affordable housing and private rentals	Tikanga Whakamana	MHUD		Central government	\$\$\$	2020-2023	Awaiting further information from central government		
National Homelessness Action Plan – longer term actions	Look to facilitate access to shared tenancies in public housing	Whānaungatanga Manaakitanga	MHUD	MSD	Central government	\$\$\$	2020-2023	Awaiting further information from central government		



## System enablers:

The system supports and enables our vision and together we address homelessness.

Task/action	Task detail	MAIHI theme	Lead party	Supporting parties	Potential funders	Estimated costs	Start date	Milestones/comment	Potential hazards	Desired outcomes
COVID-19 response and recovery	Utilise the direction and content of this strategy and action plan to drive integrated response and recovery following the COVID-19 pandemic	Mauri	All	All	All	\$\$\$	Immediate	Alignment in place before recovery phase formally commences  Action groups are connected to lead recovery agencies	Response and recovery are not aligned to this strategy	People who are exposed (or are becoming exposed) to the social and economic impacts of COVID-19 are well supported
National Homelessness Action Plan – immediate actions	Importance of continued engagement with those who have lived experience  Continuation of community voice for priority groups	Manaakitanga Tino Rangatiratanga Mauri	MHUD, Homeless Provider Network	Community providers and homeless community	Central government	\$\$	Immediate	Funding round opens May 2020	Need to protect confidentiality when engaging with people who have lived experience	Direct connection between experience and initiatives delivered by partners
Kaupapa-led approaches	Explore an increase in funding for Whānau Ora to reflect their key role as a system change enabler, focused on holistic wellbeing. Examples include Te Tihi and Manaaki Tairāwhiti	Whakamana Whānaungatanga	Whānau Ora Commissioning Agency	Nga Matapuna Oranga, BOPDHB, Te Puni Kokiri, Māori Trusts	Central government	\$\$\$	2020-2021			Building capacity and capability of Māori providers
Local government	Encourage proactive local government responses to trends within its communities and use a range of tools to drive or incentivise change – regulation, rates, rules, land, policies and funding	Tikanga	TCC and WBOPDC	TCC and WBOPDC, community engagement, community development, strategy and planning	TCC and WBOPDC	\$	Immediate	Review land availability  Consent process to enable affordable appropriate building at scale	3 year election cycle  Ratepayer pushback	Meaningful partnerships  Key outcome for all: Embrace Te Ao Māori incorporating tangatukahenua values when developing solutions or Māori who experience homelessness

Task/action	Task detail	MAIHI theme	Lead party	Supporting parties	Potential funders	Estimated costs	Start date	Milestones/comment	Potential hazards	Desired outcomes
Innovative approaches to increasing supply	Enable uptake of City/District Plans permitted activity rules that enable support for conversion/expansion of existing homes to cater better for larger or intergenerational families e.g. multiple kitchens	Tino Rangatiratanga Tikanga	TCC and WBOPDC strategy and planning	TCC and WBOPDC strategy and planning	Process: councils Delivery: developers	\$	Immediate			
Affordable housing	District Plan reviews to investigate options that require a portion of affordable housing within developments including the provision of social housing in each development.	Tikanga	TCC and WBOPDC strategy and planning	TCC and WBOPDC strategy and planning	Process: councils Delivery: developers	\$	Immediate			
Solutions to overcrowding	District Plan reviews and plan changes to investigate opportunities to provide for multiple homes to be constructed on Maori and privately owned land.	Tino Rangatiratanga Tikanga	TCC and WBOPDC strategy and planning	TCC and WBOPDC strategy and planning and Māori land owners	Process: councils Delivery: Māori developers	\$	Immediate			
Increase supply	Continue to ensure full alignment and interaction between this strategy, SmartGrowth, UFTI, and any other land use planning initiatives	Manaakitanga	Mayors	UFTI leadership team, TCC and WBOPDC strategy and planning		\$	Immediate			
National Homelessness Action Plan – longer term actions	Explore the potential for legislative change	Tikanga	Taskforce, MHUD	Taskforce providers	Central government	\$	2020-2023	Awaiting further information from central government		

Task/action	Task detail	MAIHI theme	Lead party	Supporting parties	Potential funders	Estimated costs	Start date	Milestones/comment	Potential hazards	Desired outcomes
Role of media in changing public perceptions	Consider and develop media messaging to correct myths and challenge perceptions. Deliver this across all platforms (social media, channels, TV, radio)	Manaakitanga Whakamana Mauri	TCC and WBOPDC, Homeless Providers Network, other parties	Media organisations, communications teams		\$	2020-2021	Media strategy with key networks  Change perceptions – educate/remove stigma/ how can I help?/reach out	Lack of message control  Lack of empathy  Managing the message, engagement & feedback	Positive outcomes  Well managed engagement  More willing help & resourcing  Change outcomes around housing supply  Destigmatising of homeless  Best appreciation for different cultural differences
National Homelessness Action Plan – immediate actions	Enable and support kaupapa Māori approaches	Whānaungatanga Tikanga	MHUD		Central government	\$\$\$	Ongoing	Awaiting further information from central government		
National Homelessness Action Plan – immediate actions	Build capacity and capability of Māori providers	Mauri	MHUD		Central government	\$\$\$	Mid-2020	Awaiting further information from central government		
National Homelessness Action Plan – longer term actions	Continue to work closely with Iwi and Māori providers	Mauri	MHUD		Central government	\$\$\$	2020-2023	Awaiting further information from central government		
National Homelessness Action Plan – longer term actions	Continue to support the capability and capacity of providers	Mauri	MHUD		Central government	\$\$\$	2020-2023	Awaiting further information from central government		
National Homelessness Action Plan – immediate actions	Improve evidence and data on homelessness	Manaakitanga Tikanga	MHUD		Central government	\$\$	Mid-2020	Awaiting further information from central government		

Task/action	Task detail	MAIHI theme	Lead party	Supporting parties	Potential funders	Estimated costs	Start date	Milestones/comment	Potential hazards	Desired outcomes
Evidence base	<p>Investigate and develop an integrated platform to enable all parties to share the same data, track and understand the effectiveness of actions taken, and report on the State of Homelessness in the wBOP. Explore and consider systems to enable whānau to contribute to and lead positive change. Consider the role of the Living Standards Framework and Wellbeing Indicators</p> <p>Technology is used to create new tools and insights for those impacted by homelessness or housing stress</p> <p>Data and evidence enable a 'Collective Impact' approach</p>	Tikanga	Steering group	All parties engaged in delivery	Lotteries	\$\$	2020	<p>Requires a qualified and skilled researcher with sufficient experience</p> <p>Establishment of Monitoring and Implementation Framework</p> <p>Implementation of framework</p> <p>End of year one results (and annually from then on)</p>	<p>This is a long term commitment</p> <p>Funding to support development and operation is required for at least five years (ideally 10 years)</p>	<p>The progressive elimination of homelessness is monitored and proven</p> <p>The value of investment is shown</p>
Service providers	Utilise knowledge and experience of existing service providers to drive systems change and advocate to funders, local and central government	<p>Manaakitanga</p> <p>Tikanga</p> <p>Whānaungatanga</p>	<p>Accessible Properties</p> <p>Kāinga Ora</p> <p>Not for profit organisations</p> <p>Non governmental organisations</p> <p>Iwi trusts</p>	Government, private, philanthropic		\$\$	2020-2023	<p>Tenants are supported by multi agency to become stable sustainable tenants</p> <p>Ownership of house not-for-profit e.g. not landlords using tenants to pay mortgage on their capital investment</p>		
National Homelessness Action Plan – longer term actions	Work to enhance assessment processes	<p>Tikanga</p> <p>Maanakitanga</p>	MSD		Central government	\$\$	2020-2023	Awaiting further information from central government		

Task/action	Task detail	MAIHI theme	Lead party	Supporting parties	Potential funders	Estimated costs	Start date	Milestones/comment	Potential hazards	Desired outcomes
Central government	Enabling and supporting government to use its data and experience to change the system so that it is accessible, equitable and fair for everyone	Manaakitanga	BOPDHB, Oranga Tamariki, Kāinga Ora, Connections, MSD	Community housing providers, iwi, hapu	Central government	\$\$\$	2020-2023	To see local government, central government & other agencies distributing & providing resources to relevant service providers  No central government agencies allowing any release/discharge to no fixed abode Review SHA Policy	Three year election cycle  Need to ensure funding is prioritised for solutions, rather than be lost to roading etc  Investment to ensure that "one-size fits one" is possible	No homelessness caused by government/ institutional discharge or release without stable/ sustainable accommodation  Fit for purpose Individual needs considered Flexible funding Meaningful partnership
National Homelessness Action Plan – immediate actions	Create a local innovation and partnership fund	Manaakitanga Whakamana	MHUD		Central government	\$\$\$	Mid-2020	Awaiting further information from central government		

# Kāinga Tupu: Growing Homes

(Western Bay of Plenty Homelessness Strategy)

**To:** Jeff Fletcher

**Attn:** SmartGrowth Property Developers Forum

**From:** Jodie Robertson, TCC Community Development – Principal Advisor Kāinga Tupu

**Date:** 17 September 2020

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## Definition of Homelessness

Homelessness is defined as a living situation where people with no other options to acquire safe and secure housing are:

- Living without shelter, or in makeshift shelters, e.g. sleeping rough or living in a car;
- Living in temporary or emergency accommodation, such as night shelters, refuges, hotels/motels, motor camp sites and boarding houses;
- Living in shared accommodation temporarily with others – the usual residents of the dwelling are not considered homeless; and,
- Living in uninhabitable housing, such as dilapidated dwellings or those not intended for human habitation, like garages.

## Current state of homelessness in Tauranga

According to the Vital Update – Tauranga (2020) research, 3% of the Tauranga City population experience homelessness (approximately 4,000 residents pre-COVID). 500 of these residents are young people experiencing various levels of homelessness. We know that 20% of people experiencing homelessness are solo parents, and over half of people experiencing homelessness are seeking employment. 62% of our homeless population reported having no savings, and over one-third feel some form of social isolation or loneliness. Rates of access to technology are lower than the wider population and one third have been victims of crime. Overall, the root causes that contribute to homelessness are complex and do not operate in isolation and include (but are not limited to): housing shortage, mental health, addictions, relationship and/or family breakdown, debt, family violence and trauma.

Prior to the COVID pandemic **162** were already in emergency accommodation. During the COVID-19 Level 3 and Level 4, a total of **175** people were placed in emergency accommodation (whose accommodation contracts are due to end in April 2021). **136** people are currently supported in transitional housing through various service providers in Tauranga. As of April 2020, a total of **557** people are on the social housing register awaiting placement in long-term secure accommodation.

## Background to Kāinga Tupu: Growing Homes Strategy

- In July 2019, the Community Development Team brought together the western Bay of Plenty Homelessness Provider Network (now facilitated by Socialink, with meetings resourced by TCC – Community Development).
- The Provider Network were becoming increasingly frustrated with the lack of coordination and collaboration across the sector.
- Following a review of the Auckland Homelessness Strategy by Community Development in October 2019, a western Bay of Plenty homelessness strategy was proposed, to provide alignment

with an upcoming national strategy and support advocacy for funding to our region from local and central government agencies.

- The project was outsourced to Philip King of Lycus Ltd to ensure that a) the work would be completed in a timely manner, and b) there would be no organizational bias in the outcome.
- A steering group consisting of local and central government agencies, and representation from local providers, was established to provide governance.
- The project included literature reviews, stakeholder discussions, four community workshops and five steering group meetings.
- The result is a sector wide homelessness strategy for the western Bay of Plenty. The strategy is not owned by any one organisation but reflects the collective aspirations of the sector. The strategy has been named Kāinga Tupu: Growing Homes.
- In March 2020, the Kāinga Tupu: Growing Homes strategy was launched to the wider homelessness sector across the western Bay of Plenty sub-region.
- The Kāinga Tupu: Growing Homes strategy is governed by the Kāinga Tupu Mayoral Taskforce and coordinated by the Principal Advisor – Kāinga Tupu within the Community Development team of Tauranga City Council.
- Within the operational structure of the Kāinga Tupu: Growing Homes strategy, there are four action groups focusing on the strategic priority areas of: Prevention, Support, Supply and System Enablers.

### Overview of Kāinga Tupu: Growing Homes Strategy

**Vision:** Homelessness in the western Bay of Plenty is prevented where possible, or is rare, brief and non-recurring.

**Mission:** As a sub-region, all residents have the right to housing that is warm, safe, habitable and affordable.

#### Strategic Priorities:

- **Prevention:** Whānau receive the support they need to prevent homelessness
  - Education and knowledge
  - Strength based human services
  - Whānau Ora approaches
  - Housing and housing costs
- **Support:** All residents have a place to call home.
  - Safety for people sleeping rough or in cars
  - Support for working poor
  - Wraparound support/ continuation of support
  - Health Housing initiative
  - City Safety
- **Supply:** Whānau move quickly into stable accommodation and access wider support
  - Increase housing
  - Innovative approaches to increasing supply
  - Improve quality
- **System Enablers:** Systems support and enable our vision to address homelessness together
  - Evidence base
  - Role of media in changing public perceptions

- Kaupapa-led approaches
- Establish new ways to enable access
- Affordable housing
- Central government, local government and service providers

## Kāinga Tupu, Housing Supply, and Property Development

### **Urgent Housing Solutions Needed**

Tauranga City, and the wider western Bay of Plenty sub-region is in a current housing crisis, and with the current rate of housing development, the housing crisis is not going away in the predictable future. We are in need of rapid housing supply which responds to a range of housing market needs, and projected population needs. More specifically, we are in need of the following:

- o Mixed housing typology, including 1-2 bedroom
- o Emergency accommodation options
- o Transitional and social housing
- o Affordable rental accommodation
- o Affordable ownership options

### **Specific actions needing support**

Within the Kāinga Tupu: Growing Homes Action Plan, under Supply, there are a number of specific actions we cannot achieve without the support from Property Developers and Central Government agencies. These include:

- o Working in partnership with Kāinga Ora: Homes and Communities and community housing providers to identify locations and increase the number of social homes, including a mixture of transitional housing, social housing, and affordable private housing.
- o Consideration of incentivizing affordable housing through zero or reduced development contributions.
- o Supporting community housing providers with understanding the process to fast track resource consents under the COVID-19 Recovery (Fast-track Consenting) Act 2020.
- o Deliver a Tiny Homes development (or Tiny Homes Village) to test this approach (or other affordable housing models) in increasing density and reducing housing costs.
- o Engage with Māori land trusts through the district and city plan reviews to further support papakāinga housing on trust and settlement land.
- o Seek voluntary agreements with developers regarding land covenants in private developments to ensure such developments do not preclude the delivery of affordable housing. (e.g. agreed principles for covenants that will not restrict density and further development of sites such as through infill).
- o Continue to optimize through district and city plan reviews and plan changes, how district/ city plans
  - provide regulatory incentives and addressing disincentives to affordable housing
  - enable a greater mix of residential section sizes and building typologies
  - define appropriate balance between quality of developments and cost effectiveness

### Further queries:

For any further queries regarding the Kāinga Tupu: Growing Homes Strategy, please contact:

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