

SmartGrowth Social Sector Forum

Balcony Room, Historic Village, 17th Avenue, Tauranga

Agenda

Thursday 27 July 2017 11.30 – 2pm

1. Apologies	Chair
2. Minutes and Actions from the previous 1 June 2017 meeting (Paper A)	Chair
3. Update on TCC Community Strategy	Cr Terry Malloy
<p>4. Housing: Housing We Need update – Housing Needs Assessment From Bernie Walsh (via email to original housing group) The Request for Proposal has now been released and gone out to Local Government Tender and GETS. Dates to note:</p> <ol style="list-style-type: none"> 1. RFP opened 30/6/17 2. RFP closes 14/7/17 2pm 3. Anticipated contract start date 21/7/17 4. Draft report due 29/9/17 5. Final report due 13/10/17 <p>We have a small group of representatives from the funders and the scoping team for the work assessing the proposals we receive and managing the work as it progresses. It is a SmartGrowth project, but Tauranga City is assisting me with managing the procurement and reporting processes. I am very grateful to Simone Cuers in particular for her assistance with managing the procurement process with the team. It is also great to have funding contributions from Western Bay and Tauranga City as well as SmartGrowth to this work so it is collaborative and joined up with council programmes of work and decisions. Thanks to the scoping team who also helped with getting it to the RFP stage. Ken Tremaine will also ensure the work is integrated into the Technical Implementation Group's work on the National Policy Statement for Urban Development Capacity. SG will provide an update after consideration of the proposals and decisions on the contract.(End)</p>	Karen Summerhays
<p>5. Updates</p> <ul style="list-style-type: none"> - SocialLink on Mapping the Social Sector Project (SG Action 9A3), TECT Hub project. - Closing the Gaps event - Ageing Well Life when Renting– Summit / Final Integrated Report from western BOP Case Study (Paper B) 	<p>Sharon Hanna / Liz Davies</p> <p>Karen Summerhays</p>
6. Silver Economy Report - where to from here?	Carole Gordon
7. SSF response to SmartGrowth Indicator Framework (Paper C)	Carole Gordon

8. Discussion Topic: Investing in Social Capital – Leading up to the LTP plan /the tertiary education provision	All members
9. SG Update: - SmartGrowth Partnership Report - SLG meeting June 21 http://www.smartgrowthbop.org.nz/media/1846/smartgrowth-partnership-office-bi-monthly-report-june.pdf - Position Paper Checklist and Hui update / WBOPDC Response (Paper D) Te Tumu/Tauriko Structure Planning timeline (Paper E)	Karen Summerhays Chair / All members
10. General Business	Chair
11. SSF Messaging to SLG Meeting	Chair
12. Current challenges in the Sector	All Members

Social Sector Forum – Terms of Reference

Membership Criteria: The Social Sector Forum is intended to be a voice for the non-government and not for profit sector. Other organisations and government agencies are welcome to attend as participating observers.

Purpose: The purpose of the Social Sector Forum (the forum) is to draw on existing experience and positively contribute to the on-going evolution and success of the SmartGrowth Strategy (the Strategy). The forum will provide a view that reflects the interests of social and community groups across the wider western Bay of Plenty. The forum will enable direct social sector industry participation in Strategy implementation and monitoring in order to provide vital 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:

- Building the Community
- Housing affordability
- The contribution of the social sector to economic growth

Role: The Forum will have on-going input into Strategy development and implementation including the following specific aspects:

- Providing input and feedback in respect of partner projects relating to strategy actions.
- 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.
- Identifying proposed actions during Strategy review/update to respond to emerging social and community issues

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 Social Sector Forum meetings. The Social Sector Forum may also appoint a member to attend and contribute to the wider Strategic Partner Forum. Meeting



minutes and reports from each of the SmartGrowth Partner Forums will be made available to the other forums, to SSG and to SLG.

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, Programme /Implementation Manager and Strategic Adviser.

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 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. This feedback will be presented to SLG as per item 5 above.

Meetings, Attendance and Presentations:

- The Independent Chair, Programme Manager and Implementation 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.

Frequency: The Forum will meet bi-monthly, prior to the SLG meeting to provide information and feedback on specific issues directly relating to Strategy implementation.

Servicing: The Forum will be serviced by SmartGrowth through the Programme Manager, for matters including venues, agenda circulation, minute- taking and report materials.

Chair: A Chair will be appointed by the Forum.

Social Sector 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
Carole Gordon (Chair)	Seniors United to Promote Age-Friendly NZ (SUPA-NZ)
Anna Larsen	Welcome Bay Community Centre Manager
Eddie Jackson	Age Concern
Jo Gravit	Tauranga Budget Advisory service, Tauranga Community Housing
Liz Davies	SocialLink
Beth Bowden	Te Tuinga Whanau
James Muir	NZ Christian Network - BOP
Sharon Hanna	SocialLink
Rebecca Culliford	Toi Te Ora Public Health Service - BOPDHB
Kathy Webb	Alzheimers Society/Neighbourhood Support
Mary Dillon	Welcome Bay Community Centre
Monique Edlinger	Volunteer Bay of Plenty
Theo Ursum	Volunteer Bay of Plenty
Lloyd Davies	Literacy BOP
Ewa Fenn	Multicultural Tauranga
Brian Thomas (Associate Mbr)	Family Link
Ian McLean	Closing the gap
Irene Walker	Combined Tangata Whenua Forum
SmartGrowth Partner Staff	
Rachael Davie	Western Bay of Plenty District Council
Emily Rogers	Western Bay of Plenty District Council
Michel Vujnovich	Tauranga City Council
Meagan Holmes	Tauranga City Council

- Plunket
- Settlement Support
- Welcome Bay Community Centre
- Relationships Aotearoa
- Waiapu Anglican Services
- Volunteer Centre
- Age Concern
- Alzheimers Association
- Housing Trust
- Yoga Centre
- National Council of Women
- Rise Up Tauranga
- Headway Bay of Plenty
- Foundation for youth development
- Home Instead Senior Care
- Strengthening Families

Paper A

SmartGrowth Social Sector Forum Meeting

Thursday 1 June 2017

The School House, Historic Village, 17th Avenue

Forum Members Present	Carole Gordon (Chair-Supa NZ), Mary Dillon (Welcome Bay Community Centre) Liz Davies (SocialLink), Monique Edlinger (Volunteering Bay of Plenty), Beth Bowden (Te Tuinga Whanau), Rebecca Culliford (Toi Te Ora Public Health Service), Sharon Hanna (Sociallink), Lloyd Davies (Literacy BOP), Kathy Webb (Alzheimers Society), Eddie Jackson (Age Concern), Jo Gravit (Budget Advisory Service, Community Housing Trust),	
SmartGrowth	Vicki Jones (SmartGrowth Co-ordinator) , Karen Summerhays (People & Place Consultant)	
Other		
Partner Staff	Michael Vujnovich (TCC), Jodie Rickard (WBOPDC), Meagan Holmes (TCC) –apology, Emily Rogers (WBoPDC) – apology,	
Apologies from forum members	Ewa Fenn (Multicultural Tauranga), Theo Ursum (Volunteering Bay of Plenty), Peter Malcolm (Closing the Gap)	
Previous Minutes and Actions		<p>Minutes of the previous 30 March 2017 meeting accepted as a true and correct record.</p> <p><u>Previous actions confirmed:</u></p> <p>All previous actions confirmed completed except the ongoing actions</p> <p>Noted:</p> <ul style="list-style-type: none"> • Parking issue raised at Historic Village • Carole raised that transport is significant issue and ongoing matter • Michael V (TCC) noted Paul Curry couldn't make it today

SocialLink on Mapping the Social Sector Project (SG Action 9A3), TECT Hub project	Update	<p>Sharon Hanna & Liz Davies – recruited researchers for mapping the social sector, we are aiming to build the social sector in the BOP. Currently collecting desktop data and will be starting to interview in June; we will be talking to over 200 agencies. WBOPDC have been helpful with how we can provide the associated mapping. Aiming for data collection to be done by end of August and will report back at the end of the year. SocialLink have recruited 9 new staff that will be starting next week, very exciting that includes the Kollektive Hub Manager. The building programme for the Hub should be completed by May 2018.</p> <p>Closing the Gap event– 20 July at Club Mount Maunganui, 4-6pm– invitation has gone out. Currently working on 3 short videos which will make people aware of poverty, income and inequality. Liz thanked Priority One for supporting the event.</p>
Housing We Need (Paper B & C)		<p>It was noted that the Housing Spectrum paper was useful but needs to include organisational activities as presented to the Housing Group on the 26/4</p> <p>Jodie noted she has updated version and will send to Vicki to circulate to Forum. Carole questioned if the providers are all local and asked Liz to follow up on this.</p> <p>It was noted the gap of temporary accommodation for seasonal workers –</p> <p>Paper on Seasonal accommodation http://www.westernbay.govt.nz/our-district/current-projects/Documents/Research%20Report%20-%203%20-%20Seasonal%20Worker%20Accommodation%20Review%20-%20(for%20Public%20release).pdf</p> <p>Jodie provided the link below to the Moreton Bay Regional Council's housing needs assessment https://www.moretonbay.qld.gov.au/uploadedFiles/moretonbay/development/planning/mb-rc-plan/Housing-Needs-Assessment.pdf</p>

	Action	<ul style="list-style-type: none"> Jodie send Vicki updated version of paper C (post note completed 6 June 17) Vicki circulate updated paper C to forum (post note completed 6 June 17) Liz/ Jodie to check all the providers are local providers and to add temporary accommodation for seasonal workers on the Housing Spectrum – SG to look at overlaying the organisational activities across the spectrum. Jodie send link to Vicki for Moreton Bay Regional Council's housing needs assessment Vicki email link out to forum. (post note completed 6 June 17)
SmartGrowth Indicator framework (Paper D)		<p>Karen gave overview of the SmartGrowth indicator framework noting it has been presented to SmartGrowth Leadership Group and now the forums can provide feedback that they feel relevant and noted the Forum can provide feedback to the Chair in regards to what relates to Social Sector Forum.</p> <p>Key points from discussion:</p> <ul style="list-style-type: none"> Would like to see strong connections between integrated planning, social and environmental criteria's. We don't need to change the criteria but need to see the links. It was noted the four well-beings framework is worth looking at and we should have partners noted that are working with communities. We need indicator around community led development. Footnote page 3 or 19 needs to be evaluated into statement into initial preemies. The Forum agreed to improve outcomes we need to concentrate on relevant indicators that relate to SSF.
	Action	Mary, Liz, Jodie will work with Carole in regards to suggestions/feedback on the indicators
Current challenges in the Sector	All Members Discussion	<p>The Forum identified the following as present top of mind challenges for the sector:</p> <ul style="list-style-type: none"> Poverty

		<ul style="list-style-type: none"> • Housing • Funding • Te Puke NFP social services; there is interest and energy but needs assistance focusing itself. A small community but significant issues. • Lack of linkages between government departments. • Drive from government/DHBs to do more with less money • Inequality that leads to poverty which relates to poor housing situation. • Community engagement not enough of it • Social connectedness; people don't feel part of community <p>Sector are primarily concerned about housing and poverty</p>
	Action	Jodie to note the concerns around housing and poverty
SG Update: Position Paper Response and Hui (Paper E)	Update	<p>Karen – Paper E position papers response outlines where the position papers response is at currently. Karen noted it is a draft and could move between now and the day of Hui. Update provided at the Joint Hui 28 June Club Mount Manganui, 10-2.30pm.</p> <p>Chair will share the Paper – Vicki to send out the Paper– Cheryl Steiner paper – Sent 6 June</p>
Structure planning process and engagement for Te Tumu and Tauriko http://www.taurikofortomorrow.co.nz/survey/ http://www.tauranga.govt.nz/projects/tauriko-for-tomorrow/structure-planning.aspx - Engagement Research		<p>Tauriko – The structure plan is yet to be done, outline of engagement will be done at the Hui. Engagement Research - Good uptake, report will go back to Bill to read and will be reported at the Hui.</p> <p>The Lakes – Christine Jones want all the forums to engage in this review project, Karen is meeting with Ken next Tues to discuss a framework. Karen wants to ensure we have correct resourcing if the forums are to go ahead in this area. Jodie noted if Karen would like she has</p>

<ul style="list-style-type: none"> - The Lakes Review project - Membership <p>TCC Infrastructure Development Code</p>		<p>the original private planning stage. Timeline – Karen will provide update to all forum chairs once met with Bill. . POSTNOTE: This project has been put on hold awaiting further discussion</p> <p>Membership - Noted</p> <p>TCC Infrastructure Development Code – Review is taking place Code is being developed with the view that WBOPDC will potentially adopt it. Website you can view https://www.tauranga.govt.nz/our-future/strategic-planning/infrastructure-development-code</p> <p>Question was asked which TCC Council committee deals with the Infrastructure Development Code, POSTNOTE: Michael has since responded that as yet the IDC has not been allocated to any committee.</p>
<p>General Business</p>		<p>Ageing Well Summit held on 30 May - Karen noted the summit was interesting and scary statistics came up. 75% rent in the western BOP is deemed unaffordable Accommodation Supplement only makes 50% of the unaffordable gap</p> <p>PT Blueprint www.drivechange.co.nz</p> <p>Summary of Silver Economy Report (Paper F) – Carole asked if the Forum would like a presentation on the silver economy. The Forum responded yes</p>
	<p>Action</p>	<p>Vicki add to next agenda – Silver economy presentation by Carole Gordon</p>

Summary – items for SmartGrowth Leadership Group		Advocacy to central government– urgent increase in supply of housing. Implement 10E. Follow through for the extra supply of housing. More houses with government resource.
Meeting Closed at 1.45pm		Next Meeting at The School House, Wednesday 27 July 2017 - 11:30-2:00pm

Outstanding Actions

1.	Karen (Jan)	Waiting on position paper response, goes back to councils in March Update in Hui. - Ongoing action
2.	Jo (March)	Housing Trust - Jo to speak to SSF next meeting (invite Andrew Wilson) – Carole/Karen follow up with Jo regarding this.
3.	Rebecca (March)	Next agenda - Issue of importance for Toi Te Ora is transport, as the connections and links between destinations are as important as the destinations themselves - Ongoing Rebecca waiting for ROI feedback
4.	Shannon & Karen (Jan)	Put together the action point planning for the group for 2017 – Ongoing - waiting on outcome from the position papers
5.	Tessa & Kathy (Jan)	Work together to compile list of prospective forum members - Ongoing
6.	Tessa (Jan)	Write piece for Social Link newsletter – Karen to assist, What SG is and what we do. - Ongoing
7.	May	Mary, Liz, Jodie - work with Carole in regards to suggestions/feedback on the indicators (Completed)
8.	May	Jodie to note the concerns around housing and poverty
9.	June	Vicki add to next agenda – Silver Economy Presentation by Carole Gordon (Complete)
10.	Jodie/Vicki (June)	<ul style="list-style-type: none"> Jodie send Vicki updated version of paper C Vicki circulate updated paper C to forum

		<ul style="list-style-type: none"> Jodie send link to Vicki for Moreton Bay Regional Council's housing needs assessment / Vicki email link out to forum. <p>All above actions completed 6 June 17</p>
11.	Liz (June)	Check all the providers on Paper C are local providers
12.	June	SmartGrowth to look at overlaying the organisational activities across the spectrum.
13.	June	Indicator Working Group to circulate the Indicator Notes as per Building Community section that will be forwarded to Carole Canler.

Older People and the Rental Market in the Western Bay of Plenty Sub-region: Summary and Possible Ways Forward

A Paper prepared for the
Population Ageing Technical Advisory Group
Western Bay of Plenty Sub-region

June 2017

Dr Bev James (PP&R) and Dr Kay Saville-Smith (CRESA)



ACKNOWLEDGEMENTS

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We would also like to acknowledge SmartGrowth's funding contribution and PATAG's involvement, which enabled the development of this report.

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CONTENTS

1.	INTRODUCTION	1
2.	KEY FINDINGS	1
2.1	TENURE TRENDS	2
2.2	THE SUB-REGION HOUSING MARKET	2
2.3	OLDER RENTERS' EXPERIENCES	2
2.4	TENURE SECURITY	3
3.	IMPLICATIONS FOR COUNCILS AND LOCAL ORGANISATIONS	3
4.	WAYS FORWARD	5
4.1	RAISING PROVIDER AWARENESS OF OLDER PEOPLE'S DEMAND FOR RENTAL HOUSING	5
4.2	SUPPORTING ENRICHED SERVICES FOR OLDER TENANTS	5
4.3	PROMOTING TENURE SECURITY	5
4.4	SUPPORTING DEVELOPMENT OF AGE-FRIENDLY RENTAL HOUSING	6
4.5	LEVERAGING STRATEGIC PARTNERSHIPS	6
5.	BEST PRACTICE TOOLS AND INFORMATION	7

APPENDIX

1	Summaries of Working Papers	8
	Tenure Security for Older Tenants: A Country Review of Policy, Programmes and Regulation (July 2016)	8
	The Housing Older People Would Choose: A review of selected NZ research (July 2016)	8
	Home Ownership, Renting and Residence in a Home Owned by a Family Trust WBOP & Total NZ by birth cohort (October 2016)	9
	Older People and the Rental Market in the Western Bay of Plenty Sub-region (November 2016)	10
	Cohousing: An enduring idea but is it a new opportunity for older people? (January 2017)	11
	Older People and the Rental Market in the Western Bay of Plenty Sub-region: emerging themes and issues from in-depth interviews (March 2017)	11

1. Introduction

In May 2016, the Population Ageing Technical Advisory Group (PATAG) and the *Life When Renting: Older People and the Tenure Revolution* research programme collaborated to conduct an additional set of work within a case study in the Western Bay of Plenty sub-region. The aim of this work is to identify current and future implications of the falling rate of owner occupation and rising dependence on the (mainly private) rental market for the older population.

PATAG was interested in the case study investigating a number of themes and issues:

- How people become renters later in life.
- International models that support long term tenure in the private rental market.
- The type of housing that older people would choose.
- The range of providers in the rental market and the extent to which they cater for older tenants.
- The implications of a shortage of suitable housing stock of the right size and design for an ageing population.
- Co-housing as an example of alternative tenure.

This report presents a summary of the six working papers completed for PATAG within the case study. It identifies implications of the findings for councils and local organisations and suggests some ways forward.

The case study will continue as part of the *Life When Renting* research. The broader national analysis of how the tenure revolution will affect older people, now and into the future will continue to be relevant to the work of PATAG, SmartGrowth and local organisations in the sub-region.

2. Key findings

Six working papers were produced:

- Tenure Security for Older Tenants: A Country Review of Policy, Programmes and Regulation (July 2016).
- The Housing Older People Would Choose: A review of selected NZ research (July 2016).
- Home Ownership, Renting and Residence in a Home Owned by a Family Trust WBOP & Total NZ by birth cohort (October 2016).
- Older People and the Rental Market in the Western Bay of Plenty Sub-region (November 2016).
- Cohousing: An enduring idea but is it a new opportunity for older people? (January 2017).
- Older People and the Rental Market in the Western Bay of Plenty Sub-region: emerging themes and issues from in-depth interviews (March 2017).

Full summaries of the findings for each paper are presented in Appendix 1. In addition, analysis of national data and analysis generated from other case studies to date can be found on <http://renting.goodhomes.co.nz/>

2.1 Tenure trends

- There are diminishing levels of home ownership, and rising levels of renting and family trusts, for almost all cohorts in the sub-region.
- The decline in home ownership appears greater for most sub-region cohorts than their national level counterparts.
- Home ownership in the sub-region is not just falling faster, but by a much greater margin than nationally, so it is a bigger 'shock' for the sub-region.
- Based on trends to 2013, sub-region cohorts that will turn 65 years of age by 2021 and 2026 (born 1952-56 and 1957-61) will have home ownership levels below 50 percent. Some of those will live in homes owned by a family trust, but most will need rental accommodation.

2.2 The sub-region housing market

- In the sub-region, the number of renters aged 65 and over is 2,820 (2013 census).
- Older Māori are more reliant on the rental market than non-Māori.
- Over three-quarters of older renters live in private rentals.
- The biggest issue faced by older renters is unaffordable rents. Around 54 percent of older tenants in the sub-region receive the Accommodation Supplement.
- There is little rental accommodation targeted to, or specifically catering for the needs of older people, and current supply cannot meet demand.
- There is some overseas evidence that cohousing is a beneficial option for older people. However, it is not common in New Zealand. For cohousing to become more widely available, some barriers will need to be overcome, including lack of clarity about cohousing in planning regulations.
- Papakāinga housing is an important stock for older Māori of the rōhe. The papakāinga stock is diverse, consisting of a combination of older, ill-suited stock along with recently built, fit-for-purpose rental accommodation that has often been co-designed with kaumātua.

2.3 Older renters' experiences

- Both older renters and older owner-occupiers want the same things out of their housing: warm, affordable, accessible, safe, easy to maintain, 'right-sized' homes that are close to services.
- Movement from owner-occupation to renting is not uncommon, and is generally precipitated by financial or personal shock.
- The main causes of movement of older tenants are unaffordable rent, or the house is sold and the tenancy is no longer available.
- There are examples of older tenants living in rental dwellings in very poor and unsafe condition.
- Some older renters find applying for a tenancy, and the standard notice period for termination of a tenancy, very stressful.

- Housing pressures affecting all age groups are resulting in some older people providing accommodation for their younger relatives. This can pose financial and tenancy risks to the older person.

2.4 Tenure security

- There is some evidence of tenure insecurity in the sub-region, with older renters moving, not because they choose to, but because of unaffordable rent, or the house is sold and the tenancy is no longer available.
- New Zealand has a very lightly regulated private rental market with few provisions relating to long-term tenancy and tenure security.
- A variety of tenure security models have developed in Australia, North America, the United Kingdom and Europe. In general, provisions for tenure security are not targeted on an age basis.
- Internationally there has been an overall trend towards deregulation of the private rental housing sector, and the decline of tenure security regulations.
- Some older renters suggest that having a long lease would provide a more certain period of tenure, but for older people tenure security is about:
 - having a good relationship with the landlord
 - a habitable dwelling in good repair
 - being able to make small changes
 - having the ability to do repairs and decorate, and
 - an affordable rent.

3. Implications for councils and local organisations

Councils have a number of roles in regard to housing for the older population:

- Planning and regulation in relation to residential land-use and development.
- Provision of senior housing.
- Responsibilities for environmental safety and health, which include investigation of sub-standard housing.
- Emergency management.
- Providing for the current and future needs of the community for physical and social infrastructure.
- Community leadership.

Carrying out those roles requires consideration of the following factors and their implications:

- Current residents' ageing and in-migration of older people are important drivers of housing demand in the sub-region. The ageing population will impact on the type of housing and urban development required.
- The number of one and two person households is expected to increase as the population ages. Since 2001, only 12 percent of new stock has been one and two-bedroom dwellings in the Bay of Plenty Region.¹ This trend may result in a mismatch between

¹ K. Saville-Smith, B. James and L. Murphy (2016). *Downsizing and the Housing Stock - Realities for Older People*. Report prepared for the Finding the Best Fit research programme. Retrieved April 2017, from <http://www.goodhomes.co.nz/downsizing.goodhomes.co.nz/resources/downloads/Dwelling%20size%20and%20downsizing%2022%20Sept.pdf>

household size and available stock, unless consideration is given to increasing the construction of smaller dwellings, secondary dwellings and a diversity of housing types and tenures.

- There is clear evidence that the growing older population will need more rental accommodation than in the past.
- Currently, the majority (60.5 percent) of older tenants in the sub-region are in the 'young-old' group, aged between 65-74 years. However, that group will age in rental accommodation, and as they age their housing and support needs may change.
- Currently, a higher proportion of older Māori, compared to non-Māori, are reliant on the rental sector, and this is expected to continue to rise. Like other groups, the majority rent in the private market. Consideration needs to be given to the housing needs of both local Māori and those older Māori from other areas living in the sub-region.
- Private sector rental provision for older people is expected to continue to dominate in future. It is important that private sector providers are involved in improving rental housing solutions for the ageing population.
- In general, older renters experience more financial constraints than older home-owners. Older renters are more likely to have fewer assets and to be more reliant solely on superannuation than older home owners. They are much more likely to experience housing need and to find accommodation costs unaffordable. These financial constraints are clearly illustrated by Accommodation Supplement data, which shows that three-quarters of those aged 65 and older in the sub-region receiving the Accommodation Supplement are tenants, not home owners or boarders.
- Nationally the condition of rental housing has been found to be in poorer condition than owner-occupied dwellings.² Poor dwelling condition can lead to poor health and unsafe conditions for older tenants. Tauranga City Council has been involved in the rental warrant of fitness pilot, which showed that three of the top five reasons why dwellings did not pass the test were relatively low-cost items to remedy: water temperature too hot; window security stays needed; and no working smoke alarm.³
- Nationally the health of older renters is poorer than that of older home owners, particularly in relation to chronic conditions such as diabetes and heart disease, and depression and anxiety.⁴ Those patterns are also likely to prevail in the sub-region. This has implications for the safety and performance of rental housing to meet those needs, as well as tenants' ability to access health and support services.
- Living alone is prevalent among older people, and over two-thirds of those living alone are women. Addressing health, disability, financial and social support needs are particularly important for this group, if they are to continue to age in place. Those living

² V. White, M. Jones, V. Cowan and S. Chun. (2017). *BRANZ 2015 House Condition Survey: Comparison of house condition by tenure*. Study Report SR370. Porirua: BRANZ. Accessed June 2017, http://www.branz.co.nz/cms_show_download.php?id=a1efff0a2fd9885ecf878ce475631df7025cf3b8

³ J. Bennett, E. Chisholm, R. Hansen and P. Howden-Chapman. (2014). *Results for a Rental Housing Warrant of Fitness Pre-test*. He Kainga Ora/Health and Housing Programme, University of Otago, Wellington. Accessed May 2017, www.healthyhousing.org.nz

⁴ J. Cumming, J. McDonald, M. Pledger and P. Dunn. (2017). *Tenure and Health: early findings*. Presentation to the Life When Renting Mid-term Summit, 30 May 2017, Tauranga. <http://renting.goodhomes.co.nz/>

alone may be more vulnerable to financial abuse, need help with transport, and need support to deal with home repairs and maintenance. Older people living alone are also particularly vulnerable in adverse natural events, and they may need support to plan for emergencies.

4. Ways forward

The sub-region has developed a comprehensive settlement planning approach to address long-term high and sustained growth. The sub-region is considering a range of planning, demonstration models and other measures to address housing unaffordability. The suggestions below are intended to support that approach, by focusing on ways that the housing needs of the growing older population, both now and in future, could be incorporated.

4.1. Raising provider awareness of older people's demand for rental accommodation

In general, there appears to be low awareness among private landlords and property managers of older people's demand for rental accommodation. However, there are examples of private property managers who work with landlords to raise awareness of older people's rental housing needs, and with older tenants to secure housing. Community housing providers are also aware of older people's housing needs and demand. These property managers and providers could be a useful resource for understanding and addressing older people's demand for rental accommodation and the barriers they face.

4.2 Supporting enriched services for older tenants

There is potential for councils, older people's organisations, social service providers, housing providers and property managers to develop best practice tools and information around the provision and management of rental accommodation for older people. The *Life When Renting* programme intends to develop such tools in the last year of its work.

Part of developing best practice could involve encouraging and facilitating landlords and property managers to:

- Liaise and work with older people's service providers.
- Access available government subsidies, e.g. for heating, insulation and home modifications.
- Consider how they can tailor accommodation to older people's needs.
- Upskill in management of older tenants.

There may also be potential to develop partnerships between housing providers to improve services and support for older tenants.

4.3 Promoting tenure security

The working paper on tenure security identified a number of initiatives to support tenure security and thus the ageing in place for older tenants, based on best overseas practice. These include:

- Education for landlords and property managers in providing for older tenants.
- Improving the management of tenancies.
- Tenant support.
- Provision of fit-for-purpose accommodation.
- Raising older tenants' awareness of their rights and responsibilities.

4.4 Supporting development of age-friendly rental housing

There is potential to work with developers interested in building small-size, age-friendly rental accommodation.

It may be beneficial to look at how other councils address the diverse housing needs of older people. For example, Thames Coromandel Council's District Plan allows dwellings increased site coverage if they comply with Lifemark standards. Furthermore, a minor unit attached to an existing dwelling designed to Lifemark standard does not need a resource consent. If the minor unit is Lifemark compliant, it can be larger than the maximum size for a minor unit. Some councils (e.g. Auckland, Christchurch) include plan provisions for the conversion of a principal dwelling into two dwellings, in some areas as a permitted use.

SmartGrowth may wish to consider the potential to use inclusionary zoning – a mechanism to achieve a proportion of affordable housing in new developments – as a way of increasing the supply of suitable rental housing for the growing older population. Recent evidence from Queenstown shows that inclusionary zoning can be effective where there is a shortage of affordable housing, strong population growth and a slow supply response.⁵

4.5 Leveraging strategic partnerships

A number of the sub-region's strategic and organisational processes could include investigation of the potential demand and opportunities for renting, cohousing and other forms of collective housing (such as group housing and multi-generational housing) as solutions for affordable senior housing. Those processes include:

- The SmartGrowth spatial plan, strategy partners and forums.
- The Joint Agency Group has worked successfully to support the development of housing on Māori land. This model could be used as a template for establishing other inter-sectoral planning mechanisms for collective housing initiatives.
- The Housing Affordability Forum and Affordability pilot project could be used to highlight and promote age-friendly housing.
- The Special Housing Areas (SHAs) present a significant opportunity to include lifetime design and energy efficiency, both of which are important components of age-friendly housing.⁶
- The National Policy Statement on Urban Development Capacity (NPS) is a tool to identify the range of different housing needs in the sub-region, to set targets for housing and ensure that supply meets those needs. This is an opportunity for Tauranga City and Western Bay of Plenty District, identified as high growth urban areas by the NPS,⁷ to work together on setting NPS targets to address older people's housing needs.

There is also considerable potential for councils and developers to liaise with, learn from, and support Māori housing developments and aspirations. Iwi papakāinga developments include models of co-design of elder housing with kaumātua, and the use of lifetime design.

⁵ Sense Partners (2017). *Inclusionary Zoning. The evidence from Queenstown*. Report prepared for Community Housing Aotearoa. Accessed June 2017 <http://communityhousing.org.nz/resources/article/research-finds-that-having-an-affordable-home-next-door-provides-wider-community-benefits-with-no-negative-effects>

⁶ For example, Auckland Council requires SHA developments to achieve a 6-star rating from the Homestar tool.

⁷ Ministry for the Environment and Ministry of Business, Innovation and Employment (2016). *Regulatory Impact Statement for the Proposed National Policy Statement on Urban Development Capacity*. Accessed June, 2017 <http://www.mfe.govt.nz/more/cabinet-papers-and-related-material-search/regulatory-impact-statements/ris-proposed-nps-urban>

Direct engagement with older residents and particularly older renters, is essential in planning and setting targets for achieving fit-for-purpose housing for the ageing population.

5. Best practice tools and information

Over the next year the *Life When Renting* research will move into tool development. This component brings key stakeholders, including older people themselves, together with the researchers to reflect on emerging findings and:

- Identify practices and services needed to optimise older people's housing in the context of both structural ageing and declining home ownership.
- Develop tools and best practice that allow services to assess and adapt current services, practices, and procedures to meet the needs and circumstances of older renters.

These tools may include:

- Good landlord accreditation.
- Best practice to promote secure tenancy.
- Best practice for tenancy management of older tenants.
- Best practice for age-friendly and accessible homes.
- Adaption of the My Home My Choices tool⁸ for older tenants. This tool would also be able to be used by landlords and service providers to help older tenants and their supporters to identify services and supports they may need.

⁸ <http://downsizing.goodhomes.co.nz/tools/>

APPENDIX 1: SUMMARIES OF WORKING PAPERS

Tenure Security for Older Tenants

New Zealand has a very lightly regulated private rental market with few provisions relating to long-term tenancy and tenure security. Renting has long been treated in the policy framework as a residual sector and transitional to home ownership, rather than a long-term tenure choice for middle-income earners. In consequence, there has been very little consideration of tenure security.

This working paper considers tenure security models developed in Australia, North America, the United Kingdom and Europe. Tenure security is specified in various ways across the countries reviewed and covers:

- Rent setting and controls.
- Lease term.
- Termination and eviction.
- Repairs, maintenance and modifications.
- Tenant education and assistance.
- Landlord education and training.
- Instruments to increase affordable housing supply.

Across the countries examined, there has been an overall trend towards deregulation of the private rental housing sector. Those trends are contested in some jurisdictions and their outcomes are largely unevaluated.

In general, provisions for tenure security are not targeted on an age basis. Only two provisions were identified as specifically targeted to older tenants. These relate to termination, and landlord subsidies for accessibility modifications to existing dwellings.

The literature suggests ways for improving rental stability for older tenants that do not rely on regulation. Instead, these focus on education for landlords and property managers in catering for older tenants, improving the management of tenancies, tenant support, provision of fit-for-purpose accommodation and raising older tenants' awareness of their rights and responsibilities.

The Housing Older People Would Choose

This New Zealand research review shows that:

- Most older people do not move and have a preference to stay within their dwellings and communities.
- While releasing equity is often referred to as a driver of downsizing:
 - few older people claim this as a primary reason for moving; and
 - equity realisation is relatively modest.
- When moving people make three decisions. Those around place, those around location and those around the dwelling. These decisions permutate in a variety of different ways and often involve trade-offs. Place-based moves are shaped by environment, familial and price aspirations.

- Older people want accessible and smaller homes. Across the studies the most important features of the home for older people are:
 - Easy maintenance of home and section
 - Accessible features
 - Warmth
 - Home-ownership tenure
 - Physical environment
 - Access to services
 - Provision of services to assist people to 'age in place' in their own homes
 - Safety
 - Affordability
 - Space for visitors, family, and hobbies.
- Older people's actual housing choices do not necessarily reflect their tastes or aspirations. There are a range of constraints on older people's housing choices:
 - They typically have low incomes and very limited access to credit.
 - They are less likely to be mortgage free or more likely to be tenants than in the past and those trends will continue.
 - Rising house prices can impact on location choices.
 - The configuration, design and location of housing stock in the rental and owner occupier markets respectively limit older people's choices.

Home Ownership, Renting and Residence in a Home Owned by a Family Trust WBOP & Total NZ by birth cohort
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This paper provides an analysis of homeownership, renting and residence in a home owned by a family trust according to the New Zealand Census, for the Western Bay of Plenty sub-region (WBOP) and Total New Zealand, by birth cohort, for the period 1986-2013.

- There are diminishing levels of home ownership, and rising levels of renting and family trusts, for almost all cohorts in WBOP.
- The reduction in home ownership levels is pronounced for each successively younger cohort when at the age of its immediate predecessor, in almost all cases.
- The decline in home ownership appears greater for most WBOP cohorts than their national level counterparts.
- The decline in home ownership for WBOP cohorts falls from a higher peak than nationally, to lower levels than nationally.
- Home ownership in WBOP is not just falling faster, but by a much greater margin than nationally, so it is a bigger 'shock' for WBOP.
- This shift away from home ownership was led by the older cohorts, and has been occurring earlier in the life-cycle for each successively younger cohort.
- The cohorts born 1977-81 and 1982-86, at 30-34 and 25-29 years respectively in 2011, are still increasing their level of renting, contrasting them with their older predecessors when at the same age.

- All WBOP cohorts have somewhat higher levels of living in a home owned by a Family Trust than nationally.
- Prospectively, the 2013 data indicate that:
 - WBOP cohorts that will turn 65 years of age by 2021 and 2026 (born 1952-56 and 1957-61) will have home ownership levels below 50 per cent.
 - Younger WBOP cohorts born 1962-66 and 1967-71, turning 65 years of age by 2031 and 2036 already have home ownership levels below 50 per cent, with levels trending downwards, but at a decelerating rate.
 - For cohorts born 1957-61 and 1962-66, turning 65 years of age by 2026 and 2031, renting levels are above 20 and 27 per cent respectively and trending upwards, suggesting future levels of above 30 per cent.
 - Renting levels are already above 30 per cent for the cohort born 1967-71, turning 65 years by 2036, suggesting future levels in the vicinity of 40 per cent.

Older People and the Rental Market in the Western Bay of Plenty Sub-region

In the sub-region, the 2013 census indicated that the number of renters aged 65 and over is 2,820, of which 417 are Māori. Tenants comprise 9.2 percent of those aged 65 years and over. However, older Māori are more reliant on the rental market; older Māori tenants make up 31 percent of Maori residents aged 65 and over in the sub-region.

Most older renters live in the Tauranga City Council area. Across the sub region, just over two-thirds of older renters are aged 65-74 years and almost one third are aged 75 years and older.

The main source of rental accommodation is the private market. Overall, 78.5 percent of older renters with a stated sector of landlord⁹ live in private rentals. A further 10 percent of older renters with a stated sector of landlord live in a Housing New Zealand (HNZ) dwelling. Almost 10 percent of older renters with a stated sector of landlord live in council housing.

Since this report was completed, Accessible Properties, a registered Community Housing Provider, took over ownership and management of former HNZ properties in Tauranga and Te Puke on 1 April, 2017.

In the sub-region, 56.3 percent of council tenants aged 65 years and over are aged 75 and over. In the private rental sector, 37 percent of tenants aged 65 years and over fall into the 75 years and over age group. Among HNZ tenants aged 65 and over, 38 percent are aged 75 years and over.

The biggest issue faced by older renters is unaffordable rents. Any older person reliant on NZ Superannuation / Veteran's Pension would find rental prices for one and two-bedroom properties unaffordable, including council and community housing properties. In the sub-region, 1,262 people aged 65 years and over who were renting received the Accommodation Supplement (AS) to help with their housing costs (at 30 September 2016). This constitutes around 54 percent of older tenants in the sub-region (excluding HNZ tenants who pay an

⁹ 'Stated sector of landlord' means that the person has identified the landlord sector. A very small proportion (about 5%) of respondents aged 65 and over do not state the landlord sector.

income-related rent). The AS does not meet the unaffordable rent gap as it is only a partial subsidy.

Another significant issue is the lack of stock specifically catering for the needs of older tenants, such as the need for accessible dwellings. Such stock is more likely to be found in council and community housing stock than in private rental stock, where over three-quarters of older tenants in the sub-region reside.

Cohousing

Cohousing is a type of communal housing that combines independent living and private accommodation with common facilities and mutual support through community participation. Although there is variation, cohousing models tend to share seven main principles:

- Resident participation in the design, management and operation of the community.
- Non-hierarchical management and decision-making structures.
- Common spaces and facilities.
- Intentional neighbourhood design.
- Social sustainability.
- Environmental sustainability.
- Typically residents maintain their financial autonomy and responsibility.

Overseas, cohousing is presented as a beneficial option for older people by enabling them to reduce and share the costs of housing infrastructure and amenities and by providing opportunities to increase social engagement and support. There is some evidence that cohousing confers public benefits such as strengthened social infrastructure and social connections, effective use of physical infrastructure and utilities, improved urban design, compact urban form, affordable housing and community regeneration. With its focus on mutual support, cohousing may reduce or delay older people's need for residential care.

Although cohousing is not common in New Zealand, it may be a way of extending and improving housing options for older people, particularly for those with limited resources and reliant on the rental market.

For cohousing to become more widely available, some of its problematic aspects will need to be overcome, such as the expense and risks around development, the on-going costs associated with cohousing which may make the option unaffordable for older residents, lack of familiarity with the concept of cohousing among planning and regulatory agencies, lack of clarity about cohousing in planning regulations, and resistance to cohousing from the general public and neighbours.

Overseas, various studies conclude that, for senior cohousing to become a viable, affordable and accessible choice, it requires a broad infrastructure of support, including cooperation between planning and regulatory agencies, developers (private or not-for-profit) and householders.

Older People and the Rental Market: emerging themes and issues

The following themes and issues have been identified through in-depth, semi-structured interviews with older renters, service providers and housing providers who have participated in the case study to date:

- Movement from owner-occupation to renting is not uncommon. Financial shock, divorce or loss of partner seem to be key precipitating factors.
- There is some evidence of tenure insecurity, with older renters moving, not because they choose to, but because of unaffordable rent, or the house is sold and the tenancy is no longer available.
- Some social service providers cite examples of older clients living in rental dwellings in very poor and unsafe condition. Some older tenants also report living in poorly insulated, damp dwellings, as well as difficulties in getting repairs and maintenance done.
- Some older renters find applying for a tenancy very stressful. In part, this is due to market information and application processes, which are heavily reliant on the internet, and this disadvantages many older people seeking tenancies.
- For some older renters the standard notice period for termination of a tenancy, of 90 days (or 42 days in certain circumstances) is difficult and stressful.
- There is little fit-for-purpose rental accommodation for older people. Housing providers that focus on older tenants have waiting lists.
- Some older tenants are concerned about negative public perceptions of tenants as 'second class citizens'.
- Older renters commented that tenure security is not necessarily about having a long lease (although some would prefer this), or renting in a particular landlord sector. It is equally about having a good relationship with the landlord, being able to make small changes, do repairs and decorate, and having an affordable rent.
- Some older people residing outside the area appear to be interested in moving to rental accommodation in the sub-region.
- Housing pressures affecting all age groups are resulting in some older people providing accommodation for their younger relatives. This can pose financial and tenancy risks to the older person.
- Papakāinga housing is an important stock for older Māori of the rōhe. The papakāinga stock is diverse, consisting of a combination of older, ill-suited stock along with recently built, fit-for-purpose rental accommodation that has often been co-designed with kaumātua.

Paper C

SG Indicators meeting 9 June 2017

Carole, Mary, Jodie and Liz

Need to be clear that these are indicators, can not prove causal link between SG actions causing changes in outcomes.

We recommend that the proposed indicators for building the communities are replaced by these indicators which we believe will better reflect SG intention and the wellbeing of communities. Some of the proposed indicators are at a macro level which are not meaningful at a micro level. We recognise that we are proposing far more indicators than originally proposed, however we believe if this is to be done well these indicators need to be measured. The indicators align with all the Smart Future criteria. Happy to discuss further.

Building the community outcomes:

Outcomes	Indicators	Measures
Active	<ul style="list-style-type: none">- Active lifestyle of population- Access to cycle lanes, walkways and public transport- Access to and appropriate reserves/open spaces/marine environment/natural environment- Knowledge and skills to actively participate	<ul style="list-style-type: none">- Active participation rates of the population- Cycle lane, walkway and public transport usage- Reserves/open spaces/marine environment/natural environment usage- Acknowledge no easily available measure, this may change in the future
Vibrant	<ul style="list-style-type: none">- Arts and culture- Sense of place- Local events	<ul style="list-style-type: none">- Participation in arts and culture- Number of local events and attendance- Number of public art installations- Perception of sense of place (Vital signs)- Sense of pride in place that they live in
Connected	<ul style="list-style-type: none">- Universal design- Public transport access- Volunteering- Ultrafast broadband- Knowledge and skills to connect- Social networks- Enabling participation/collaboration	<ul style="list-style-type: none">- Number of homes built using universal design principles- Numbers using public transport- Number of people who volunteer- Access to ultrafast broadband- Digital enablement – numbers using senior net, attending digital enablement events- Number of networks and participation in social networks- Opportunities to participate in SG, Councils

		<ul style="list-style-type: none"> - Sense of community
Caring	<ul style="list-style-type: none"> - Culturally inclusive - Access to social and health services 	<ul style="list-style-type: none"> - Usage of social and health services
Healthy	<ul style="list-style-type: none"> - Healthy environments - Healthy and safe homes - Adequate income to afford decent housing, food etc - Time for leisure 	<ul style="list-style-type: none"> - Numbers of fast food outlets, liquor outlets, gaming in an area - Number of insulated homes - percentage of people on low incomes - income deprivation levels
Safe	<ul style="list-style-type: none"> - CPTED - Discrimination – safety for women - Graffiti and vandalism 	<ul style="list-style-type: none"> - Vandalism and graffiti incidence - Family and sexual violence rates - Crime rates
Together	<ul style="list-style-type: none"> - Civic engagement - Trust in local government - Voting - Community input into SG - We work proactively and in partnership with the community – broader approaches to engagement 	<ul style="list-style-type: none"> - Percentage of people voting in local and central government elections - Number of community meetings and numbers attending - Trust in local government (Annual resident survey)
	<ul style="list-style-type: none"> - Social infrastructure sits across all of the outcomes - Age friendliness 	<ul style="list-style-type: none"> - Number and type of social infrastructure

Measures will need to be developed to measure the indicators.

SmartGrowth Forum Position Papers – WBOPDC Response

16 June 2017

The following information sets out the process WBOPDC used to consider the SmartGrowth Forum and DHB Position Papers, and the key actions WBOPDC intends to take in response to the position papers.

Process

1. High level review and identification of key themes:

From August to November last year, the Forum and DHB position papers were reviewed and 10 high level themes were identified.

2. Council internal review of the key themes.

The key themes and proposed projects or approaches were put into spreadsheets. For each theme, each Council went through and identified what they currently do, some highlights of work done in that area, what more could be considered, and who else needs to be involved.

3. Consolidation of spreadsheets

The spreadsheets were then consolidated to give an overview of each key theme, and to set out what each Council is doing and where each Council considers more work could be done.

4. Workshops with elected members

It was then time to workshop the responses with elected members and seek their endorsement of how to progress the ideas raised.

We divided the SmartGrowth Forum Position Papers into 5 Key Themes. We know there were more themes than that and some really key points raised by the Forums, but we felt the five overall themes enabled a more comprehensive response.

The five key themes were:

1. Community involvement in urban landuse planning
2. Place –Shaping
3. Housing
4. Environmental Sustainability
5. Tangata Whenua aspirations

Workshop 1

Workshop 1 was held on 6th April 2017. Three forums had representatives at this workshop: Mary Dillon for the Environment and Sustainability Forum, Beth Bowden for the Social Sector Forum, and Christine Ralph for the Housing Affordability Forum.

The workshop focussed on community involvement, as this is fundamental to how Council approaches the way it does urban landuse planning.

As a summary, we presented that the 'traditional' way Councils worked with the community was "to consult". This means, "Council will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how your input influenced the decision."

The elected members agreed Council's approach is to 'actively involve' the community, in long term planning and urban landuse planning processes. This means, "Council will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed, and provide feedback on how your input influenced with decision." So, communities are involved early on in planning processes and have an input into the alternatives developed.

Workshop 2

Workshop 2 was held on 15 June. Four key themes were presented:

1. Place-Shaping.
2. Housing.
3. Environmental Sustainability.
4. Tangata whenua aspirations.

Staff presented some recommended actions for elected members to consider.

Elected members approved all the actions outlined below being explored further. Staff haven't prepared a detailed work programme for how this will occur yet. Some actions may need to wait until the next financial year for staff to have the capacity to progress them (as work programmes have already been set for this year). It's also important to note that staff will take a comprehensive view of the actions, and where they can be implemented through one process (such as a structure plan) that's the approach that will be taken.

The key actions are:

Place-Shaping:

1. Review the Built Environment Strategy and its implementation.

The Built Environment Strategy guides how Council manages growth to protect the quality of our urban and rural environments, and guides how Council delivers "live, work, play" communities. This is then implemented through both statutory (District Plan) and non-statutory processes.

2. Explore different approaches to master planning so that it is community and resident-led, and lead to the development of policies for place-making. Council intends to explore this initially through taking a comprehensive approach to development at Omokoroa (including for structure planning for Omokoroa Stage 2).

Housing:

1. Work with partners to develop a housing action plan for the sub-region. Council is partner, not owner of the actions. The following are actions that can be considered:
 - a) Prepare a paper for Council on options for inclusionary zoning and how that could be implemented through the District Plan.
 - b) Consider whether the District Plan could be more flexible in providing for limited lifestyle subdivision and/or secondary dwellings in rural areas, to enable families to 'share' a property.
 - c) Doing more to support the pilot project at Omokoroa, including providing free advice.
 - d) Consider future options for provision of pensioner housing
2. Continue work with A Healthy Whare Project and Project Wai Ora, including allocating funding to both projects.
3. Continue involvement and support for Our Community Project.
4. Increase funding support to JAG to support preparedness to deliver papakainga housing.
5. Review the infrastructure development code to ensure universal design of neighbourhoods (this work will need to follow on from the review of the Built Environment Strategy).
6. Support universal design of neighbourhoods to enable ageing in place (this work will be explored through the review of the built environment strategy).

Environmental Sustainability

1. Explore innovative solutions and alternative technology for wastewater & stormwater collection, treatment and disposal (through asset management plans and the infrastructure development code).
2. Consider undertaking ecosystem services evaluations to assist in guiding land use decisions.
3. Explore with the regional council, development of a region-wide strategy for the conservation, protection and enhancement of indigenous biodiversity and natural eco-systems.
4. Consider carbon reduction and waste minimisation actions for Council as a business, through the Corporate Plan and other methods.
5. Progress aspirational targets for resource use, resource recovery and waste minimisation through the review of the Waste Management and Minimisation Plan and Solid Waste Strategy.

Tangata Whenua Aspirations

1. As part of the review of the Built Environment Strategy, include cultural urban design principles.
2. Work with iwi / hapu to prioritise and implement actions from Te Ara Mua, including:
 - a. Actions to protect and preserve Maori cultural heritage (particularly through the District Plan).
 - b. Investigating use of public space for mahinga kai and wahi rongoa purposes.

3. Jointly fund essential infrastructure and services through Project Wai Ora, on and to Maori land, to enable development.

In addition to the above actions, staff will use the checklist prepared by the SmartGrowth team as a project initiation tool. The checklist will allow consideration of the key outcomes or actions presented through the position papers. Staff can then decide how these can be considered within the project, and build this into the project plan.



Key information: Extracted from the Joint Forum Hui Presentation SG SPR-NPS presented by Ken Tremaine and Campbell Larking at Club Mount 28 June 2017

Engagement

Engagement looks like (Forums example)

- Forums overview of project and key matters to be covered.
- Three design workshops with Forum Chairs with master planners before the end of the year.
- Open Day attendance.
- We work with landowners, DHB, MOE, NZTA and Infrastructure providers.
- Iwi/hapu engaged with separately and as working groups, including for Te Tumu through the Te Maru o Kaituna River Authority.

Engagement

	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SMART GROWTH FORA	Purpose: Overview of Structure Planning Approach and Key Matters to be Covered through Structure Planning		Design workshop For a Chairs Purpose: Project Update and design workshop on Structure Plan	Workshop Purpose: Present preliminary Structure Plan Options		Workshop Purpose: Engagement Feedback, and inputs into Structure Plan	Presentation Purpose: Structure Plan presented

Next Steps

- Ongoing implementation of the SPR as agreed by the Joint Committee in August 2016.
- Identification of additional areas required to meet NPS-UDC 30 year capacity requirements.
- Extent of this will depend on effectively anchoring the compact city component including higher densities in greenfield areas.
- Compact City is a paradigm shift but depends on infrastructure funding especially for redevelopment areas.
- Is also dependent on existing amenity protection and limitations such as flooding.
- NPS-UDC Capacity Assessment required by end of 2017.
- Will be further refined with the Forums during 2018.
- Mandatory targets to be inserted in the RPS and DPs by the end of 2018.
- Will need accompanying objectives and policies for them to make sense.
- Future Development Strategy required by the end of 2018 – will be inserted into the existing SmartGrowth Strategy.