

Strategic Partners Forum Meeting

Agenda

9:00am – 11:30am, Tuesday 20 February 2018

Classic Flyers, Armoury Room, Tauranga

1. Apologies	Chair
2. Previous Minutes dated 17 October 2017 and matters arising (Paper A)	Chair
3. Tauranga Urban Strategy	Michael Tucker
4. SmartGrowth Housing Need And Demand Report – For discussion http://www.smartgrowthbop.org.nz/media/1971/smartgrowth-housing-need-and-demand-report_final-dec-2017-002.pdf Housing Demand and Need fact sheet (Paper B) Development Trends fact sheet (Paper C) A Stocktake of New Zealand's Housing – government report https://www.beehive.govt.nz/sites/default/files/2018-02/A%20Stocktake%20Of%20New%20Zealand%27s%20Housing.pdf Housing Stocktake, key findings and solutions (Paper D)	Chair/Bernie Walsh
5. Forum Chairs Round Table	Forum Chairs
6. SmartGrowth Leadership Group priorities	Chair
7. Any Other Matters	All
8. Key messages for SmartGrowth Leadership Group	Chair



Strategic Partners Forum – Terms of Reference

The following paper is a summary of the terms of reference to be utilised for the on-going governance and implementation role of strategic partners post the adoption of the SmartGrowth Strategy.

These terms of reference were developed in collaboration with the strategic partners.

Terms of Reference

That the Strategic Partners Forum continues to provide community governance to the SmartGrowth strategy with the two broad responsibilities being;

Strategic partners acting as a community audit

- The strategic partners have been an integral part of the process within the development of the SmartGrowth strategies and actions and as such have a strong basis of understanding of the issues related to growth management within the western Bay of Plenty sub region.
- They play an important role in acting as a “consumer audit” providing a monitoring function to ensure the strategy and actions are met, not just by local authorities but also by Central Government and community agencies that have lead roles within the strategy.

Strategic partners to act as a knowledge pool for SmartGrowth Leadership Group Structure

- As sector agencies the strategic partners are to play a strong role in acting as a steering agent and a knowledge pool to the SmartGrowth Leadership Group (SLG) and to assist guiding decisions relating to implementation.
- Many of the strategic partners are regional associations of national agencies representing specific sectors. This network of knowledge should be utilised to ensure that the best decisions are made with respect to the implementation of SmartGrowth.
- The basis of this role is that the strategic partners are able to provide support to the SmartGrowth Governance structure in a collaborative fashion rather than in a strict audit and monitoring role.
- Many strategic partners have specific roles as either lead or support agencies within the actions of SmartGrowth. This will further enhance the ability to provide sound community governance advice to the SLG and identify potential solutions to issues.

Strategic partner representation guidelines



The Strategic Partners Forum generally consists of organisations based on the following:

- agencies with a national or regional affiliation
- mandate to speak on behalf of sectors effected by the SmartGrowth Strategy
- cover the sub region, which is the scope of the strategy
- represent the 4 well-beings defined in the Local Government Act 2002 being social, economic, cultural and environmental well-being
- have a structure in place that allows outwards and in wards communication in respect of membership

Current Members

- Federated Farmers
- Katikati Fruitgrowers
- Te Puke Fruitgrowers
- Bay of Plenty Tertiary Partnership
- Te Puke Fast Forward
- Te Puke EDG
- Priority One
- Housing NZ Corporation
- Chamber of Commerce
- Creative Tauranga
- Forest and Bird Society
- Creative Tauranga
- SmartGrowth Independent Chair
- Mainstreet Tauranga
- National Council of Women Tauranga
- Sport Bay of Plenty
- Bay Trust



- Katch Katikati
- Kiwifruit Growers Inc
- Envirohub Bay of Plenty
- Bay of Plenty Branch NZ Property Council
- Population Ageing Technical Advisory Group
- Combined Tangata Whenua Forum
- Social Sector Forum
- Housing Affordability Forum
- Property Developers Forum
- Environment and Sustainability Forum

It should be noted that some central government sectors such as health or education sectors will also dealt with individually as they are acting as lead agencies in major actions throughout the strategy. With the agreement of the SLG additional strategic partner members can be added.

Frequency of meetings

The strategic partners meet bi-monthly. They meet prior to the SLG meeting. This would also allow for members of the Strategic Partners to be co-opted to the SLG if required to provide insight into specific issues related directly to the strategic partner's area of expertise.

The Strategic Partners Forum is serviced by the SmartGrowth office for items such as venues, agendas and report materials.

The chair of the SLG also chairs the Strategic Partners Forum.



Strategic Partners Forum - Membership

Name	Representing	Name	Representing
Bill Wasley	Chair	Carol Gordon	Social Sector Forum, Innovation Trust & SUPA NZ
Mary Dillon	Envirohub	Alastair Talbot	NZTA
Rebecca Culliford	Toi Te Ora Public Health	Phil Shoemack	Toi Te Ora Public Health
Terri Eggleton	Bay Trust	Jo Wills	Environment & Sustainability Forum Chair
Sarah Davey	BOPDHB	Kathy Webb	SociaLink
John Garwood	Katikati and Te Puke Fruitgrower Associations	Mark Boyle	Te Puke EDG
Anne Pankhurst	PATAG Chair	Teresa Pou	Housing New Zealand
Christine Ralph	Housing Affordability Forum Chair	Eddie Orsulich	Forest and Bird Society
Paul Hickson	Te Puke Fast Forward		
Stan Gregec	Tauranga Chamber of Commerce	SmartGrowth Partner Staff	
Dr Patricia Hanlen	National Council of Women Tauranga	Philip King	Tauranga City Council
Katy McGinity	Kiwifruit Growers	Emily Rogers	Western Bay of Plenty District Council
Lena Kovac	Creative Tauranga		
Puhirake Ihaka	Combined Tangata Whenua Forum		
Barry Roberts	Federated Farmers		
Buddy Mikaere	Co-Chair Combined Tangata Whenua Forum		
Shad Rolleston	Tu Pakari Advisor – Co-Chair Combined Tangata Whenua Forum		
Jacqui Knight	Katch Katikati		
Annie Hill	Priority One		
Jeff Fletcher	Property Developers Forum Chair		
Alastair Rhodes	Bay Trust		

SmartGrowth Strategic Partners Forum Meeting
Tuesday, 17 October 2017 8:30am – 10:30am
Classic Flyers, The Armoury Room

Forum Members Present	Bill Wasley (Chair), Anne Pankhurst (PATAG Chair), Annie Hill (Priority One), Katy McGinty (NZ Kiwifruit Growers), John Garwood (Fruitgrowers Association), Paul Hickson (Te Puke Fast Forward Rep), Jo Wills (Chair of Environment and Sustainability Forum), Mary Dillon (Envirohub), Buddy Mikaere (CTWF), Carole Gordon (chair of Social Sector Forum), Phil Shoemack (Toi Te Ora)	
SmartGrowth	Bernie Walsh (SG Manager), Megan Rumble (SG Coordinator), Bruce Fraser (Communications)	
Other	Ian Herbert (Tauranga Transport Programme - project manager)	
Partner Staff	Apologies: Philip King (TCC)	
Apologies from forum members	Mark Boyle (Te Puke EDG Rep), Stan Gregec (Chamber of Commerce), Christine Ralph (chair of Housing Affordability Forum), Dr Patricia Hanlen (National Council of Women Tauranga)	
Previous minutes and matters arising	Discussion	No matters arising from the previous 22 September 2017 minutes. Minutes confirmed by the forum.
Tauranga Transport Plan/Programme	Update	<p>Ian Herbert, Tauranga Transport Programme - project manager presented to the forum on the progress of the Tauranga Transport Programme.</p> <p>The programme kicked off a year ago and deals with the city centre. The purpose of this programme business case is to identify the best way to manage the Tauranga transport network to cater for the predicted growth of the city over the next 30 years.</p> <p>Ian covered the two alternative programmes: programme 8 and programme 9 and the key components of each. Programme 8 is aspirational. The project team are looking for feedback and support on the alternative programmes.</p>

		<p>Link to presentation: https://www.dropbox.com/s/ni6qfb6o17vil66/Tauranga%20Transport%20Programme%20Presentation%2017%20Oct%20V2.pptx?dl=0</p> <p>Questions and discussion followed with the following being discussed:</p> <ul style="list-style-type: none"> - Mode share assumptions and the part demographics play when deciding on modelling. - Multi modal approach when planning for future transport projects. - Integrated approach and collaboration across the partners. - Cycleway investment and the actual benefits. Ian noted Amsterdam and London as excellent examples. - The need for a transport vision to support Tauranga to become an internationally competitive city. - Changes in views around future aspirations. The conversation around pricing needs to be a combination between national and local. - Aspirations to alternative modes e.g. autonomous buses. Additional laning for priority vehicles. - Return on investment around buses vs. rail. Why not have both in action given the rail line is being used only by freight at this stage. Particularly during times of disruption around road improvements e.g. B2B. - Concerns around where we are and where we want to be. - Emissions and resilience – the problem statements will be amended to include these. - Viewing growth as an opportunity to improve everything including transport.
	Action	
Forums Health Check Research report – joined up response from SPF and other forums	Discussion	<p>Bill noted a recommendation is not going to be provided to the committee at the November 15 SLG (SmartGrowth Leadership Group) meeting however, forums and individuals can include their papers in the agenda (if received by agenda closing time) and speak to their papers at the meeting to assist SLG with their decision.</p> <p>Forum chairs round table discussion overview:</p> <p>Housing Affordability: Annie Hill (On behalf of Christine Ralph) – HAF are in agreement with many of the recommendations with in the report. There are concerns around the loss of wealth of knowledge across the current forums. If the HAF does not remain there needs to be a housing strategy developed. This is just as important as the</p>

		<p>transport strategy. It was also suggested that the title of the group 'Land Use and Environment' be 'Economy and Environment' instead.</p> <p>Environment and Sustainability: Jo Wills - The E&S forum agree with concerns around the loss of community engagement and experience among the forums. There is a level of concern around what it would look like if the forums became more select based on experience - loose that grass roots views. Jo circulated the E&S paper which outlines concerns and their conclusion. The timing of engagement needs to be reviewed.</p> <p>Social Sector: Carole Gordon – SSF endorse many of the E&S forums statements. There is a great need to enhance collaborative working relationships among the forums. A new enhanced model could encourage more real time dialogue, which is needed.</p> <p>Population Ageing: Anne Pankhurst – PATAG feel that they need to extend into the Eastern Bay and move into Regional focus. Agreement that SPF should remain. Agreement that some TAGS don't need to be present all the time only brought in when needed. SLG should have direct access if needed to the technical advisory groups for support. Concern around the economy and the direction of SmartGrowth – Where's the money and how does it link into the regional economy. Agreement around the need for more frequent meetings for the Chairs, forums and representatives.</p> <p>Combined Tangata Whenua: Buddy Mikaere – Buddy noted CTWF see their role as more of a partnership relationship. It does get frustrated when the views are different for example Tangata Whenua have a different view to HAF on what affordability is. Even within SSF there is a slightly different view on everything. Tangata Whenua have different perspectives and issues.</p> <p>Discussion followed around the potential new structure. It was noted that forums need representation at the Leadership Group table. Input from the community needs to be at the table.</p> <p>Discussion around where certain groups would fit in if SPF did not exist. It would be easy to forget what the key issues are without the individual representation. There was agreeance how important it is to keep SPF in place.</p> <p>Concerns were raised around whether changing the structure would help the disconnect between the council and the forums/TAGs? Concerns around timing of engagement.</p>
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		<p>Jo Wills used the example of the Cycle Action Plan as a fantastic example of how effective early public consultation can be.</p> <p>Discussion was had around TOR's – is there enough clarity around the roles of the forums and have we lost the primary reasons for why the forums were established. It is essential forums are clear on their roles.</p> <p>The forum agreed with Anne Pankhurst's proposal that a working group be set up to agree on a joined up view/proposal to put forward to SLG. It was agreed the proposal would include SPF remaining.</p>
	Action	Forum chairs plus Paul Hickson to form a working group to agree on a joined up view/proposal to put forward to SLG
General Business		Nothing to note.
	Action	

Meeting ended at 10.35am. Next Meeting 12 December 2017 – Classic Flyers, Armoury Room

ACTION POINTS – from 17 October meeting Strategic Partners Forum

Item No.	Meeting	Action	Action
1.	August	Bernie Walsh and Anne Pankhurst to report back regularly to the forum on the Housing Needs Assessment.	Bernie/Anne
2.	September	Climate change - future discussion topic.	All
3.	October	Forum chairs plus Paul Hickson to form a working group to agree on a joined up view/proposal to put forward to SLG on the Forum Health Check report.	Working Group

THINKING SMARTLY ABOUT...

OUR FUTURE HOUSING DEMAND AND NEED

in the western Bay of Plenty

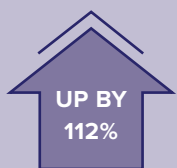
We are thinking about the future of housing demand and need – 30 years ahead.
Independent research and analysis on future demand and need projections shows that...

IN 2047...IN WESTERN BAY OF PLENTY



Less people will probably own the home they live in.

There will be more couple-only renter households



UP BY
112%



MORE RENTER-OCCUPIED DWELLINGS WITH PEOPLE OVER 65

– up 222% (6,830) in Tauranga, up 182% (1,970) in Western Bay District.

MORE HOUSEHOLDS IN GENERAL OF 65+ YEARS

– going from 32% in 2017 to 43% in 2047.

PROJECTED CHANGE IN HOME OWNERSHIP BETWEEN 2017 AND 2047



100% GROWTH IN COUPLE-ONLY AND ONE-PERSON RENTER HOUSEHOLDS.

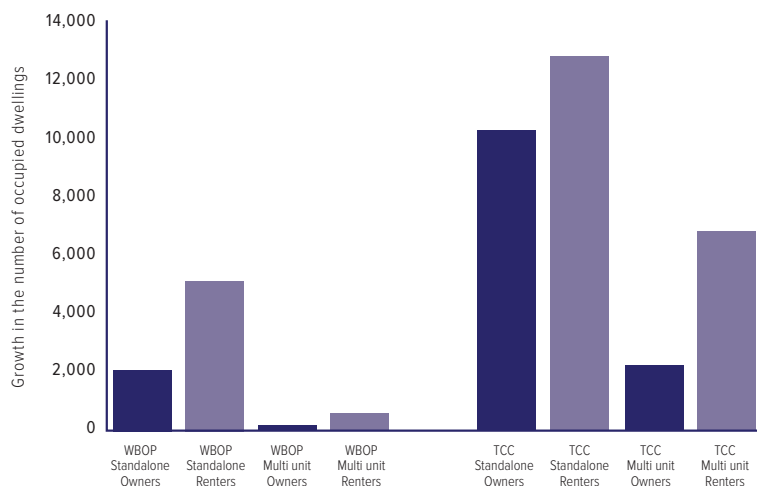


In Tauranga City - couples without children are projected to increase by 11,800 (70%) and one-person households by 11,000 (83%) between 2017 and 2047.



Western Bay of Plenty District - couples without children households increasing by 3,000 (35%) and one-person households by 3,200 (64%) between 2017 and 2047.

Occupied dwellings by tenure and composition in western Bay of Plenty



Owner occupied dwellings with couple-only and one-person compositions are also projected to experience strong growth increasing by 37% and 50% respectively between 2017 and 2047.

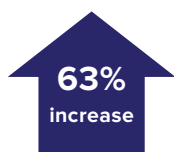
OUR CHALLENGES AND TRENDS IN PLANNING FOR HOUSING

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

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

TAURANGA CITY

32,100
more homes



63%
increase

WESTERN BAY OF PLENTY

8,200
more homes



38%
increase

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

Source: Research Report: Housing Demand and Need in Tauranga and Western Bay of Plenty, December 2017, Livingston and Associates Ltd/Community Housing Solutions Ltd



SmartGrowth

Building our futures together

SMARTGROWTH DEVELOPMENT TRENDS

in the western Bay of Plenty

LOOKING BACK...TO 2016-17...

Consenting records show that development and building activity is on the rise in the residential sector.

-  Residential building consents for new dwellings up 14% in 2016-17
-  Subdivision activity in 2016-17 in western Bay of Plenty also up by 84% compared to 2015-16



LOOKING BACK...AT LONGER-TERM TRENDS... HOUSE PRICES, RENTS AND TYPES OF HOUSING

Both Tauranga City and Western Bay of Plenty District (Western BoP/WBoPD) experienced a significant increase in average median sales price in the 2016-2017 year. This continues a trend of house prices increasing significantly in recent years following recovery from the global financial crisis.

There has also been a steady, but lower rate of increase in residential rents.

DWELLING SALES PRICES

	MEDIAN SALE PRICE (AT 30/06/2017)	LAST QUARTER		LAST 12 MONTHS		LAST 5 YEARS		LAST 10 YEARS	
		CHANGE	% CHANGE	CHANGE	% CHANGE	CHANGE	% CHANGE	CHANGE	% CHANGE
Tauranga City	\$605,750	\$9,875	1.7%	\$79,375	18.9%	\$233,313	62.6%	\$231,375	61.8%
Western BoP	\$584,509	\$8,339	1.4%	\$102,188	24.6%	\$205,111	54.1%	\$163,848	39.0%

DWELLING RENTS

	MEDIAN RENT (AT 30/06/2017)	LAST QUARTER		LAST 12 MONTHS		LAST 5 YEARS		LAST 10 YEARS	
		CHANGE	% CHANGE	CHANGE	% CHANGE	CHANGE	% CHANGE	CHANGE	% CHANGE
Tauranga City	\$418	\$3	0.7%	\$25	6.9%	\$96	29.8%	\$142	51.3%
Western BoP	\$355	\$5	1.5%	\$20	6.8%	\$75	26.9%	\$117	49.0%

TRENDS IN TYPES OF HOUSING

Councils issued a higher proportion of consents for retirement village units and apartments, and less for standalone houses in 2016-17 than the average for these types of consents over the past five years.

DWELLING TYPE

		HOUSES	APARTMENTS	RETIREMENT VILLAGE UNITS	TOWNHOUSES, FLATS, UNITS, AND OTHER DWELLINGS
Last 12 months	Tauranga City	76.9%	1.9%	16.6%	4.6%
	WBoPD	84.3%	0.0%	4.7%	11.0%
Last 5 years	Tauranga City	83.0%	0.7%	12.3%	4.0%
	WBoPD	85.2%	0.2%	8.8%	5.8%

Source: Statistics NZ Info Share

A Stocktake of New Zealand's Housing

Key findings and the Government's solutions

Homelessness

Key findings:

- Homelessness or severe housing deprivation increased significantly between the past two Censuses; affecting one in 120 people in 2006 and rising to one in 100 in 2013.
- There is likely to be a significant number of homeless households not on the waiting list for public housing but the scale of this hidden homelessness is unknown.
- That is because no data is collected on this “floating population” – homeless who don't or can't access government housing assistance or are turned away from community agencies already at full capacity.
- Data from community emergency housing providers in 2017 indicated for every 10 homeless people who approached them, eight or nine were turned away.
- Media attention and the provision of some new services since mid-2016 has revealed a significant number of hidden homeless. This number is likely to keep increasing as the new Government ramps up this work and the homeless gain confidence to come forward for assistance.

The Government's solutions:

- MSD has been asked to step up its work securing further transitional housing places in the lead up to winter.
- Officials are now investigating a new system for recording and monitoring the number of homeless.
- The Government supports, and is looking to scale up, a Housing First approach to find permanent solutions for the homeless.
- The Government is committed to increasing the stock of public houses.
- MSD is working to complete the rollout of 2,155 transitional housing places across New Zealand by mid-2018. As at 31 December 2017 there were 1,901 transitional housing places secured for tenancing – 799 of those in Auckland.
- There has been a significant increase in the number of transitional housing places being secured; with 1,138 places secured since May 2017.

Public housing

Key findings:

- The proportion of people in state housing compared with private rentals changed significantly between 1991 and 2013, with those in the private sector rising from 60% to 83%. For Māori the proportion renting privately rose from 41% to 77%, and for Pasifika from 27% to 56%.
- This rise appears to be fuelled by the decrease in state housing stock and changes to policies designed to move people out of state housing.

- Terminating a state tenancy can have serious consequences and these former tenants are at risk of becoming homeless because they are likely to find it difficult to rent in the private sector.

The Government's solutions:

- The Government is committed to increasing the stock of public houses and will work collaboratively with councils, iwi, community housing providers and private developers.
- Housing NZ has a new, more compassionate approach to supporting tenancies. This includes treating meth contamination as a health issue, not an automatic case for eviction.
- In Auckland, Housing NZ is undertaking its largest development programme for decades which will deliver almost 11,500 new state houses and 12,800 new affordable and market homes by 2026.

The Rental Market

Key findings:

- Renting is less affordable than it was in the 1980s but is masked by increasing overcrowding and state assistance through the Accommodation Supplement and Income Related Rent Subsidies.
- Transience has major health, educational and social costs which recent housing policy has failed to address.
- Children in rental accommodation are more likely to be hospitalised, especially for diseases linked to housing, more likely to be re-hospitalised and more likely to die young. Diseases labelled 'housing sensitive' by the Ministry of Health result in 6000 children being admitted to hospital every year. These children are 3.6 times more likely to be re-hospitalised and 10 times more likely to die in the following 10 years.
- A BRANZ House Condition Survey of 560 houses assessed 32% of rental properties being 'poorly maintained' compared with 14% of owner-occupied housing.
- There are few incentives for landlords to have fixed-term tenancy agreements which leaves tenants with little security, and there are no effective protection against frequent six-monthly rent increases.
- The numbers of people receiving both Superannuation and the Accommodation Supplement is growing by 2000 a year. There is a growing risk of more and more older people living in housing-related poverty, mainly because Superannuation levels assume mortgage-free homeownership amongst the over 65s.

The Government's solutions:

- The Government passed the Healthy Homes Guarantee Act in its first 100 days in office. It sets standards for rental housing around heating, insulation, ventilation and moisture.
- A targeted review of the Residential Tenancies Act will be carried out this year to look at changes to make life better for renters. It will consider banning letting fees and limiting rent increases to once per year.

- KiwiBuild will increase the supply of housing and end the shortage that is driving rents up.

Home ownership

Key findings:

- Home ownership rates have fallen to the lowest levels in 60 years.
- House price inflation over the past five years has been around 30% nationally while incomes have risen by about half that rate.
- Pasifika suffered the greatest decline in home ownership between 1986 and 2013 – a fall of 34.8%.
- Māori and Pasifika children have been worst affected by falling homeownership rates.
- The proportion of older people living in a mortgage-free house has fallen from 86% to 72%.

The Government's solutions:

- KiwiBuild will deliver a step change in New Zealand's housing system by delivering 100,000 affordable, quality homes over the next decade, half of which will be in Auckland.
- The Government is also investigating shared equity schemes as a way of making KiwiBuild accessible to a bigger group of home buyers.
- The National Construction Pipeline Report 2017 found housing construction will peak at 34,500 in 2019 and won't meet the housing shortfall. KiwiBuild will build thousands more affordable new homes to meet the demand.

Housing supply and the Auckland market

Key findings:

- Population growth outstripped housing stock growth by 2.1 per cent between 2012 and 2017 resulting in the housing shortage.
- Net migration has ballooned from 32,853 over the five year period between 2007 and 2012, to 262,762 between 2012 and 2017. This has particularly impacted Auckland which is growing at a rate of 40,000 a year.
- Over the last decade Auckland has accounted for 30 per cent of new dwelling consents but received 47 per cent of New Zealand's population growth.
- The construction industry and land development sectors have hindered housing affordability, probably because of misguided or indifferent government policies.
- The average construction cost of an average house – rather than apartment – has risen by 28% in the past five years, and by 180% over the past 20 years.
- Infrastructure development often creates a bottleneck, made more problematic by increasing debt faced by local councils. Auckland Council accounts for more than half local government debt at around \$8.3 billion.
- Urban planning is key to unlocking land supply, allowing for higher density, so more houses can be built.

The Government's solutions:

- KiwiBuild will provide scale and certainty to the industry to help develop new innovative approaches to building houses, and ensure KiwiBuild homes are built in an efficient and effective way.
- The Government will work with the private sector, establish a home building programme and establish large-scale urban development projects.
- The Government will also explore innovative ways to finance infrastructure for developments including infrastructure bonds.

Māori and Pasifika

Key findings:

- Māori homeownership declined to 28% in 2013 compared to 57% for Europeans.
- In 1986 around half of Māori and Pasifika children lived in owner-occupied dwellings, but by 2013 only 38.5% of Māori children and 28.4% of Pasifika children lived in a dwelling the household owned.
- Rates fall even further for children under the age of one with just one-third of Māori babies and one-quarter of Pasifika babies living in owner-occupied dwellings.
- Māori face challenges to build on multiply-owned land including the developing infrastructure, accessing finance and planning rules.

The Government's solutions:

- The Government is committed to working with hapū, iwi and Māori groups to ensure Māori have fair and equal access to housing and opportunities for home ownership.
- KiwiBuild will help more Māori realise the dream of homeownership.
- The Residential Tenancies Act review will improve the wellbeing of many renting whanau.