



Committee Name	SmartGrowth Leadership Group (SLG)
Committee Meeting Date	21 March 2018
Author (s)	Bernie Walsh, SmartGrowth Manager
Purpose	Highlights – SmartGrowth Partnership Reports - March

SmartGrowth Bi-Monthly Reports – highlights

Introduction

The SmartGrowth Partnership Bi-Monthly Reports for March are attached in a separate Part B of the agenda – as an information pack only.

Highlights

Key activities and achievements since the last report are:

- **20 March ‘Smart Talk. Future Thinking’ event** with Savannah Peterson on what does a smart place need to do to attract savvy millennials – held with sponsorship support from NZ Planning Institute and PriorityOne. She also spoke at member events organised by these two organisations.
[Videos available on the SmartGrowth website.](#)
- **New one page ‘housing demand and need’ and ‘development trends’ factsheets** published following release of research reports in December 2017. ***See Attachment 1 and 2 to this summary.*** *Final Housing Reference Group workshop held on March 15 to complete work on Housing Demand and Need. Group discussion on Smart Action Housing Framework approach as response to the research.*
- [SocialLink social sector mapping](#) completed. SocialLink planning April 13 Summit to release of results of the work. Minister of Community and Voluntary Sector will attend. For a progress report on social sector mapping project, *see Attachment 3 to this summary.* **April SLG workshop also planned to brief members on results of the work, in advance of public release by Minister.**

- [SmartGrowth Forums](#) - meetings held January to March 2018. Draft Tauranga Urban Strategy was key item for discussion and feedback.
- **SmartGrowth co-ordination work for [National Policy Statement for Urban Development Capacity](#)** progressed including completing final draft of Housing and Business Land Assessment report by statutory deadlines through Technical Implementation Group. Positive feedback from government officials.
- **Minister Twyford's SmartGrowth visit and tour confirmed for April 18 in letter to SmartGrowth Independent Chair.** Advocacy briefing documents updated with latest factsheets and revised housing factsheet.
- **SmartGrowth Leadership Group Eastern Corridor Tour** held on February 21.

Other partner report highlights include

- **Tauranga Urban Strategy (TUS)** progressed, with sign-off for consultation in January 2018; comprehensive consultation package planned as part of Future Development Strategy. [Online survey and webpage launched](#). Presentations made to all SmartGrowth Forums. Ratepayers were made aware of the draft TUS in the February rates letters and encouraged to provide feedback via the Tauranga City Council website. Work to implement the TUS is getting underway, including scoping a city-wide plan change to the City Plan to encourage intensification in and around Tauranga's town centres.
 - Minister for the Environment David Parker considered the request to use the [streamlined plan process for Tauriko West Urban Limit Change](#). Decision received. [Media release from Bay of Plenty Regional Council \(March 5\)](#)
 - State of Tauranga Harbour Report released in December 2017.
 - Submissions on draft [Regional Land Transport Plan](#) close on 23 March. Hearings are in April.
 - [Long-term Plan engagement for Bay of Plenty Regional Council](#) opened in February. Series of [community events held](#). Submissions close 19 March.
 - [Omokoroa Structure Plan](#). Successful community engagement days have been held. Western Bay is now preparing for technical workshop to prepare draft options in March.
 - [Katikati workshop](#) held with Western Bay of Plenty District Council. Going out to the community to discuss alternative locations in late March/April. Challenge to balance population projections with the capacity of and cost of upgrades to the wastewater treatment plant.

- **Joint Agency Group** – papakaaiaanga developments progressing - including approach by large settlement trust to progress ‘at scale’ housing development on multiply-owned Maori land in Western Bay District.
- **Tauranga City Council February Housing workshop** held on housing policy issues related to structure planning for Tauriko West and Te Tumu.
 - Next [Te Tumu](#) structure planning open day planned for May 2018.
 - Next Tauriko West – [Tauriko for Tomorrow](#) - structure planning Open Days planned for June 2018.
- The **District Health Board** submitted on the Tauranga Cycle Plan and Ngatai Road Cycle Lane. Joint presentation by SmartGrowth and District Health Board staff on implementing health in all policies in planning practice at 2018 NZ Planning Institute conference in Tauranga.
- What’s happening in the western Bay of Plenty? - [Sub-regional consultation page developed](#) on SmartGrowth website.

Recommendations

That the SmartGrowth Leadership Group (SLG):

1. **Receive** the SmartGrowth Partnership Bi-Monthly Reports for March 2018.
2. **Refer** the reports to the SmartGrowth Forum Chairs for their information.

OUR FUTURE HOUSING DEMAND AND NEED

in the western Bay of Plenty

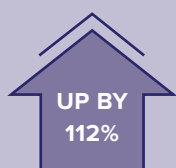
We are thinking about the future of housing demand and need – 30 years ahead. Independent research and analysis on future demand and need projections shows that...

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%



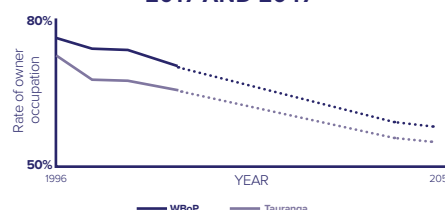
MORE RENTER-OCCUPIED DWELLINGS WITH PEOPLE OVER 65

– 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.

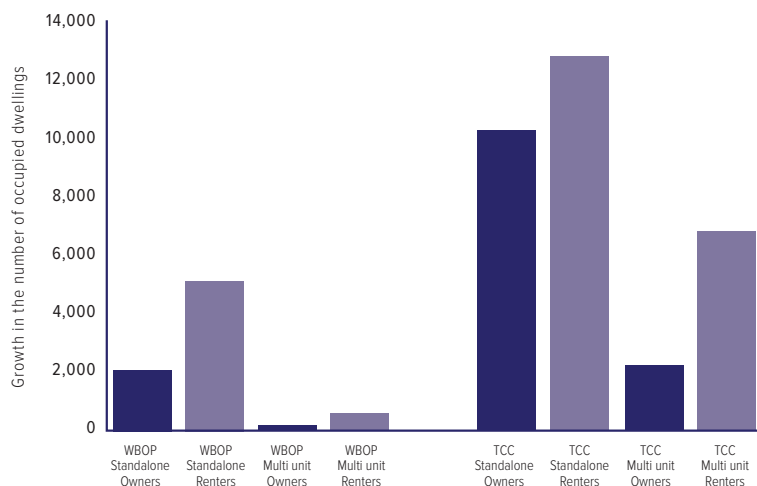


In Tauranga City - couples without children are projected to increase by 11,800 (70%) and one-person households by 11,000 (83%) between 2017 and 2047.



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.

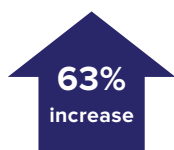
OUR CHALLENGES AND TRENDS IN PLANNING FOR HOUSING

- 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

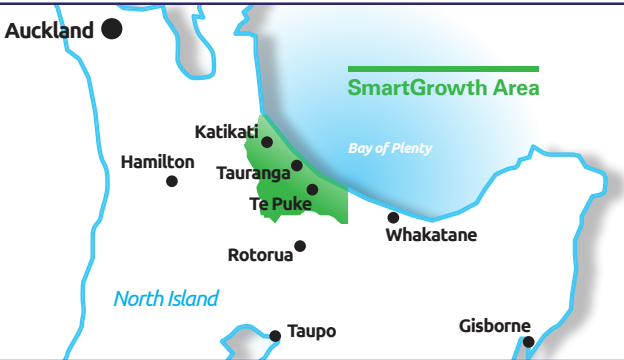
SMARTGROWTH DEVELOPMENT TRENDS

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

Mapping the Social Sector Progress Report – February 2018

Milestones	Progress
Milestone 1 - Set up phase by end of March 2017: <ul style="list-style-type: none"> • Develop data protocol • Completion of database and training • Stakeholder engagement to finalise data to be collected • Develop Communications and branding • Launch project and commencement of data collection • Progress report to CEAG and SSF in March 	Completed.
Milestone 2 – Data collection Phase by end of August <ul style="list-style-type: none"> • Undertake desktop research • Undertake interviews with agencies • Progress reports to CEAG and SSF in June and August • Report/presentation to Senior Leadership group and SSF in June 	<p>Data collection ended at Christmas 2017, of the estimated 260 social services, 141 organisations had been interviewed and desk top research was completed for 215 organisations.</p> <p>SocialLink has submitted a Lotteries research application to enable completion of the research for the remaining agencies and for dissemination of the research.</p>

Milestone 3 – Report preparation and dissemination of research

- Prepare research reports
- Develop communications plan and launch research
- Undertake presentations of research to the sector, SG and stakeholders
- Progress reports to CEAG and SSF in October and December

Preparation of the findings report had been delayed to enable more time to interview agencies.

An overall findings report is currently being prepared and will be reviewed by the Social Sector Forum prior to release.

SocialLink is organising a summit on 13 April 2018 to launch the research. The research will be launched by the Minister of the Community and Voluntary Sector, Minister Peene Henare. Following the Summit, presentations of the research will be undertaken to relevant networks of agencies, stakeholders etc. Further research reports will be prepared to further analyse particular aspects of the research and in response to requests.

A communications plan has been developed for the launch of the research.

Presentation of the research findings to the Leadership Group will occur on 18 April 2018.

Progress reports provided in April, June, July, October and February to CEAG and SSF.