



SOCIAL SECTOR FORUM

REPORT PREPARED APRIL 2018

The Social Sector Forum is comprised of members who represent social agencies in the Western Bay of Plenty. It is a lively well informed membership who keenly follow and actively engage in Local Government decision-making processes. Members are focused on the wider well-being of their communities and are active in the organisations they represent. Their wisdom and knowledge of community matters is a most valuable resource.

Forum meetings are full of passion with a high expectation of action from the SmartGrowth Partners. This is coupled with a high level of willingness to be supportive to community collaboration on social change policy initiatives that respond to current challenges. Members consider addressing complex housing issues is of vital urgency and supports the SmartGrowth Housing Action Framework. Members seek community representation in housing and transport planning processes.

Key Items for Reporting:

1 The Forum sees a continued and highly important strategic partnership role for the social sector in building communities as an outcome of the SmartGrowth “Health Check” deliberations. Social impact analysis of planning decisions has become increasingly important in order to address issues of housing related poverty, inequality, longevity and population-ageing challenges related to social infrastructure to improve age-friendly environments. The Forum values the future-proofing of place-making as a critical sustainability challenge for SmartGrowth in the development of the Future Development Strategy.

2 It is pleasing to note that SmartGrowth responded to the Forum Position Papers, and the related housing and transport crisis. The issues of poverty and inequality remain a major challenge as numbers of vulnerable people increase. The Forum notes migrant access to information and services as a demand.

- The Forum commends the *Housing Need and Demand Report*, and *TCC Urban Strategy*. It seeks urgency for action to achieve affordable housing supply options through the SmartGrowth Housing Action Initiative in collaboration with Forums.
- The Forum commends collaboration to advance progressive and innovative transport outcomes. It supports future-focused decision-making efforts to improve multi-modal public transport options that respond to the needs of our people, to gain better resource use and climate change outcomes within the sub-region and Bay of Plenty region.

3 The Forum is enthusiastically looking forward to further discussions on outcomes from the 9A3 action Mapping the Social Sector Report.

4 The Forum is clear that Elder Housing land is a public resource with capacity to provide modern elder housing complexes that include housing choice options. The land is well sited and should not be sold.

5 Members see opportunity for improved engagement with the District Health Board. Social agencies provide specialized professional and voluntary social care services. The voluntary Silver Economy component was valued at \$0.8 billion in 2016, growing to \$1.78 b by 2031, over \$4 b by 2061.

6 Forum Members appreciate the level of Council staff commitment to meetings and the engagement that has occurred over the last year. Members appreciate the responsive efforts of the SmartGrowth team, the attention to information sharing, and shared commitment to improved place-making within both green and brown field development. While at an early stage the platform for dialogue is reflecting a pleasing level of collaborative understanding and mutual respect. The Forum notes with appreciation the quality of Council Management Staff reports providing leadership on strategic urban planning.

7 The Social Sector Forum commends:

- Engagement with the Draft Future Development Strategy
- The efforts of the Housing Affordability Forum, and the Tauranga Community Housing Trust to gain the 'hearts and minds' of Local Government responsibility and action on housing supply.
- Innovative action by Maori housing providers to initiate land use solutions.
- Western Bay of Plenty District Council SHA actions at Omokoroa. The Forum appreciates Council engagement processes with communities and efforts to investment in community-led planning.
- Tauranga City Council proposed \$10 million transportation investment to Smiths Farm, this will allow the initiation of a range of Council-led housing modalities.
- With appreciation, the quality of Council Management Staff reports providing leadership on strategic urban planning. The reports demonstrate integration of community feedback.

8 The Social Sector Forum has discussed in depth its concern at an apparent lack of political will and housing action orientated leadership by Partner Elected Members. It is clear that the community seeks a more proactive position in regard to leadership and "ownership" on the wider housing affordability issues. Social agencies are facing yet another 'winter of discontent' with little respite in sight.

8.1 The Social Sector Forum seeks partner elected members and the SmartGrowth Leadership Group to respect the community need to act with urgency to fast track all efforts on:

- SHA land supply
- Inclusionary Zoning
- Shared equity options
- Universal design
- Age-friendly community environments
- Community linked public transport solutions – cultural shift to overturn patronage decline.

In the SSF's view, affordable housing is a crucially important element of each of these separate activities. We would like to see affordable housing provision as an embedded principle in all of them.

8.2 Further, acknowledging growing demand for housing options for ageing-in-place, the Social Sector Forum seeks that SmartGrowth continue to work with the Minister to "build up stock ... decent, affordable tenure-secure housing for older New Zealanders" given his stated priority. (Twynford 8/4/2018)

The Forum recommends that Tauranga City Council: Place the sale of Elder Housing sale on hold until urgent matters related to future demand identified in the *Housing We Need* report are refined in line with GPS outcomes in support of issues raised in the Elder Housing report, and related Ministerial offers.

The Forum strongly recommends:

- Wider public debate, including social sector agencies, in order to canvas a comprehensive community housing approach to meet the complexity of future elder housing demand.
- Retention of Elder Housing land in order to maximize innovation, efficient and appropriate use of valuable site accessibility to community amenity.

9 The Social Sector Forum recommends that SmartGrowth:

- Undertake strong advocacy in support for increasing Social Housing Provider funding capacity in housing dialogues with Government Ministers and Officials
- That the SmartGrowth revisit the research highlighting a looming elder rental crisis (Smart housing Framework) There is a need to increase a range of community housing / community care options.