



# SmartGrowth Strategy Hearings Panel Deliberations

Thursday, 29 February, and Friday, 1 March 2024 at 9.30am  
Council Chambers, 1484 Cameron Road, Greerton, Tauranga

## Tabled Item

1. Housing IOP – Missing pages – Issues 7 and 8 following page no: 262.

## **Discussion**

The breadth of content from submitters reported in this section demonstrates the complexity of the housing system and the community's concern for, and passion about, the core human need and right that is housing. The submission themes are discussed below.

<b>Submission theme</b>	<b>Discussion</b>
How will housing system respond to sub-region's changing demographics, in particular ageing population and increasing ethnic diversity	<p>There has been a strong response by submitters outlining the housing challenges for older people. The Housing Chapter and draft sub regional housing systems plan utilised a strong evidence base to inform the work. This is listed in Appendix 1: References section of the <i>SmartGrowth Strategy 2023 Housing Background Paper</i>.</p> <p>The housing systems challenges listed in the Strategy clearly set out the challenges presented by an ageing population and the challenges for a strong market response.</p>
Ways sale proceeds from TCC's Elder housing could be used to support elder housing options.	Investment decisions are up to each individual party. There is a strong evidence base on housing actions in the draft sub regional housing action plan that could inform decision making, however.
Suggestions on what is needed to address housing gaps in general	The Housing Chapter and draft sub regional housing systems plan utilised a strong evidence base to inform the work, as noted above. As such, the draft housing systems plan takes the content provided by

	submitters in this section into account.
Suggestions provided in submission on 'the how' – ways to achieve housing outcomes	The Housing Chapter and draft sub regional housing systems plan utilised a strong evidence base to inform the work, as noted above. As such, the draft housing systems plan takes the content provided by submitters in this section into account.
Request Strategy document notes the adopted  SmartGrowth Housing Action Plan 2020 actions have been incorporated into the subregional Housing Systems Plan.	Agreed. Action outlined below.
Why the sub regional housing systems plan is waiting for the SmartGrowth Strategy rather than being an input.	Note response in further discussion below.
Seeking an update on where the sub regional housing systems plan is at, and that it is the vehicle to address the issues raised, including demographic change and aging population.	Note response in further discussion below.

There is a level of detail on addressing housing gaps in much of the content here that were it to be incorporated into the Strategy, it would take the Strategy into the realm of implementation and would be inconsistent with the aim of the Strategy overall.

The 'vehicle' for detailing how the Housing system growth directives will be actioned is the sub regional Housing Systems Plan. This has been drafted by the Housing Action Group and will be updated and published on the SmartGrowth website once the Strategy 2023–2073 is approved. The sub regional Housing Systems Plan's implementation will be driven via the collaborative Housing Action Group, including the key stakeholders in housing in the subregion. These joined up approaches are seen as best practice for addressing complex systems issues such as housing.

It makes sense to utilise the SmartGrowth Strategy 2023–2073 to inform the sub regional Housing Systems Pan, as the SmartGrowth Strategy provides the

overarching framework for all subsequent work. The Housing Chapter and draft sub regional Housing Systems Plan utilised a strong evidence base to inform the work, which is listed in *Appendix I: References* section of the *SmartGrowth Strategy 2023 Housing Background Paper*. The use of the research and reports listed in the Background Paper ensures the Housing Growth Directives and sub regional housing action plan incorporate evidence based focussed actions.

[https://assets-global.website-files.com/639c0b75c31ac6442f8d9994/6500f99cf14314fab59c82d8\\_Housing%20Background%20Paper%20FINAL.pdf](https://assets-global.website-files.com/639c0b75c31ac6442f8d9994/6500f99cf14314fab59c82d8_Housing%20Background%20Paper%20FINAL.pdf)

There is value in updating the housing systems challenges to note the changing ethnic diversity requiring different housing market responses (e.g. for more intergenerational living).

There is also value in adding a new growth directive in the Housing Chapter to read as follows “Ensure place-based housing plans clearly respond to the needs of an older and more ethnically diverse population.”

To provide clarity it is recommended the Strategy’s Housing Chapter be amended to note the adopted SmartGrowth Housing Action Plan 2020 has been incorporated into the Draft sub regional Housing Systems Plan.

Historical and current under investment in social housing, affordable to rent and buy housing and housing on whenua Māori are key contributors to the current situation and is a significant impediment to meeting housing needs in the sub region going forward. Local impact investment could play a valuable role; e.g. via Quayside Holdings, the investment arm of the Bay of Plenty Regional Council, and via the BOP Housing Equity Fund. Provision of housing for the growing cohort who are unable to purchase and/or rent in the private market and therefore require social housing, housing on whenua Māori, or affordable housing to rent and to buy will rely on both central government investment and impact investment. Absence of investment will see the housing crisis in the sub region worsen.

Options for consideration – the following are recommended:

- Update the housing systems challenges in the Strategy to note the changing ethnic diversity requiring different housing market responses (e.g. for more intergenerational living). The following text is recommended to be added to p. 112 under ‘Key housing system challenges’ as a new housing challenge. This is best positioned in between the 9<sup>th</sup> challenge and 10<sup>th</sup> challenge. *“Changing ethnic diversity*

*in the sub region requires different housing market responses (e.g., for multigenerational living)."*

- Add a new Housing system growth directive 9. *"Ensure place-based housing plans clearly respond to the needs of an older and more ethnically diverse population."*
- Amend the existing Housing system growth directive 2. From *"2. Deliver the place-based housing plan through collaboration and leadership,"* to *"2. Deliver the place-based housing plan through collaboration and leadership, including use of local impact investment, such as BOP Housing Equity Fund and via Quayside Holdings Ltd for example, to support delivery of social, affordable to rent and buy housing and housing on whenua Māori."*
- Amend Strategy's Housing Chapter to note the adopted SmartGrowth Housing Action Plan 2020 has been incorporated into the Draft sub regional Housing Systems Plan. The following text in italics is recommended, at the end of this existing paragraph on p.111 in DRAFT FOR CONSULTATION:
  - The SmartGrowth Partners have developed a Sub-Regional Housing
- Systems Plan which brings together the key housing information for the western Bay of Plenty sub-region, identifies gaps, and lays out a clear Action Plan to improve the housing system in the sub-region, now and into the future. *The Sub-Regional Housing Systems Plan builds on the previous SmartGrowth Housing Action Plan 2020 and incorporates strategy that will lead to deliverable actions.*

There have been several questions about the draft subregional Housing Systems Plan and sub regional Housing Systems Group. The draft sub regional Housing Systems Plan and the membership and Terms of Reference for the sub regional Housing Systems Group are attached for information.

### **Issue 8. Develop monitoring and reporting framework for SmartGrowth sub regional Housing Systems Plan**

One submitter spoke to establishing a monitoring framework showing the range of housing types, tenures and price points delivered within all growth areas and Māori land, (Christine Ralph).

### Discussion

There is value in establishing a monitoring framework which tracks progress in housing outcomes across the sub region. This is best practice when implementing a strategy. This can provide a tool for tracking effective initiatives as well as noting housing actions that are not able to be progressed and showing where investment and/or policy change may be required.

### Option for consideration

Note the submission on developing a monitoring framework which tracks housing outcomes across the sub region. As this is an implementation task, propose referring the development of a monitoring and reporting framework for the sub regional housing systems plan to the Housing Action Group. Make no changes to the Strategy.