

# MINUTES

**TITLE:** Nelson Tasman Housing Forum  
**DATE:** Monday 13 February 2012  
**TIME:** 9.00 am  
**VENUE:** Tasman Council Chamber, 189 Queen Street,  
Richmond.

**PRESENT:** Cr Judene Edgar, Tasman District Council, Chairman  
Cr Gail Collingwood, Nelson City Council  
Cr Ian Barker, Nelson City Council  
Les Milligan, Nelson Marlborough District Health Board  
Chris Armstrong, Abbeyfield New Zealand  
Kathleen O'Connor, Nelson Tasman Housing Trust  
Patrick Steer, Nelson Tasman Housing Trust  
Glenn Morris, Nelson Property Investors Association  
Francie Wafer, Tasman District Council  
Dale Bradley, Housing New Zealand  
Garry Woodgate, Tasman District Council (Administration Officer)

**APOLOGIES:** Apologies were received and accepted from:-

Nicola Mercer, Nelson City Council  
Alex Britton, INCEDO  
Lynn Williams, Ministry of Social Development  
Claire McKenzie, Nelson Marlborough District Health Board

## 1 Welcome and Apologies

Cr Edgar welcomed the group and noted the apologies.

## 2 Confirmation of Minutes

Resolved

***That the Minutes of a meeting of the Nelson Tasman Housing Forum, held on Monday 5 December 2011, be confirmed as a true and correct record.***

Collingwood/Wafer

## 3 Matters Arising from the Minutes

Nelson Tasman Housing Trust

Mr Patrick Steer advised that Contractors had supplied the information required to progress the building consent for the Brook Street project.

### Homelessness

Cr Ian Barker raised the issue of what is the reality in the Nelson Tasman region of people with no housing. A definition of the word 'homeless' was discussed and those who fit into this category. All agreed that quantifying homeless people in the region was very difficult.

It was agreed that Rev. Peter Norman, Motueka, Mr Edward Andrews, Male Night Shelter and Ms Jill Knight, Salvation Army would be invited to the next Nelson Tasman Housing Forum meeting to discuss this matter in an Agenda item entitled – Homelessness in Nelson Tasman.

Discussion then turned to the difficulties property investors experienced with local Councils and other Government agencies in respect to Acts, regulations, building consent applications, the RMA etc.

It was agreed that the Nelson Property Investors Association should hold talks on a regular basis with local members of WINZ/CYFS regarding issues with their rental clients and rent by re-direction.

## **4 Agency Updates**

### Abbeyfield New Zealand

Mr Chris Armstrong advised that Abbeyfield New Zealand:

- Are still negotiating with the Christchurch City Council regarding obtaining land at Hornby
- Had an unsuccessful Niche funding application
- Had an unsuccessful Growth Fund application.

### Nelson Tasman Housing Trust

Mr Patrick Steer advised that Nelson Tasman Housing Trust:

- Also had an unsuccessful Niche funding application
- Was awaiting news of an application to the Growth Fund.

*9.15 am: Mr Dale Bradley , Housing New Zealand arrived*

### Nelson Property Investors Association

Mr Glenn Morris advised:

- That 1,256 rental bonds had been lodged in the urban area in the past twelve months
- That Nelson currently has a rental vacancy rate of 1.3% compared to 2.9% in Auckland
- That property investors are currently not buying due to a depressed market
- That the next Nelson Property Investors Association meeting is on 24 February 2012 at the Suburban Club. They welcome people to come and speak at their meetings.

### Nelson Marlborough District Health Board

Mr Les Milligan advised that the project 'Ageing in Place' aims to keep the elderly in their own homes.

### Tasman District Council

Ms Francie Wafer advised that the Tasman District Council:

- Had let its first tenant into the new Aotea Place cottages
- Has a budget for the next financial year to place more heat pumps into their existing rental units.

### Housing New Zealand

Mr Dale Bradley advised that Housing New Zealand:

- Have 1 person in its Category A – high category
- Have 16 people in its Category B – Significant category
- Have 5 people in its Category C category
- Have 3 people in its Category D category
- Is currently undergoing a restructure and is about to recruit new staff
- Holds tenancy reviews every three years with its tenants.

## **5 Monitoring Reports**

The following Monitoring Reports were contained within the agenda and taken as read:-

- 5.1 Home Affordability Report
- 5.2 Home Affordability Index
- 5.3 Median Weekly Rents
- 5.4 Median Weekly Earnings
- 5.5 NCC, TDC and MDC Waiting Lists
  - NCC 40
  - TDC Richmond 36 Motueka 29
  - MDC 79
- 5.6 Housing NZ Waiting Lists
- 5.7 Median Sale Price
- 5.8 Occupancy rates
  - NCC 99%
  - TDC 97%
- 5.9 Building Consents.

Discussion on land for development ensued. Issues covered included high density housing on existing land, land and housing affordability, less people owning their own homes and the use of high end pre-fabs.

## **6 Christchurch Rebuild Questioned; House Prices too High**

The above article was contained within the agenda and taken as read.

There being no further business, the meeting ended at 10.15 am