

MINUTES

TITLE: Nelson Tasman Housing Forum
DATE: Monday 14 May 2012
TIME: 9.00 am
VENUE: Council Chambers, Tasman District Council,
189 Queen Street, Richmond.

PRESENT: Cr Judene Edgar, Tasman District Council, Chairman
Cr Gail Collingwood, Nelson City Council
Cr Ian Barker, Nelson City Council
Patrick Steer, Nelson Tasman Housing Trust
Glenn Morris, Nelson Property Investors Association
Francie Wafer, Tasman District Council (Community
Services Administrator)
Ingrid Beech, CYPTED, Nelson City Council
Jill McKnight, Salvation Army
Di Cressey, Habitat for Humanity
Nicole Freer, Youth Worker, The HUB
Garry Woodgate, Tasman District Council
(Administration Officer)

APOLOGIES: Apologies were received and accepted from:-

Les Milligan, Nelson Marlborough District Health Board
Dale Bradley, Housing New Zealand
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

Moved Cr Barker/Cr Collingwood

That the Minutes of the Nelson Tasman Housing Forum, held on Monday 13 February 2012, be confirmed as a true and correct record.

CARRIED

3 Matters Arising from the Minutes

Nil.

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Crime Prevention through Environmental Design (CPTED) – Ms Ingrid Beech, NCC Safe City Adviser

Ms Ingrid Beech advised that CPTED stands for Crime Prevention through Environmental Design and aims to reduce the opportunity for crime by creating an environment in which a criminal feels uncomfortable or likely to be caught.

Ms Beech added that the three main principles of CPTED are:-

1. Access: Safe movement and connections
 2. Surveillance and Sightlines: See and be seen
 3. Layout and Legibility: Clear and logical orientation
- and gave an OHP presentation that illustrated each of these.

Ms Beech gave the example of planting roses underneath low lying windows to prevent unwanted persons looking through or entering them.

Questions and Answers

The Chairman asked if disability access was an issue for CPTED and was advised this was not Ms Beech's area of expertise.

Patrick Steer asked if 'Lifetime Design' should dovetail into CPTED? Ms Beech replied that she had not heard of 'Lifetime Design'. Mr Steer volunteered to forward information on it to her.

Glenn Morris asked 'How do you match CPTED to flats and older houses?' and was advised CPTED does not solve crime – it is a tool in crime prevention and mostly used in public space. Ms Beech added that Nelson City Council (NCC) had adopted a number of CPTED strategies.

Cr Ian Barker noted that a number of city parks and reserves do not follow CPTED principles by planting natives that grow quickly and block view shafts. He then gave the LIONS playground in Tahunanui as an example of poor plantings. Ms Beech added that CPTED would like NCC to adopt a CPTED planting policy.

Ms Beech then gave those present two NCC CPTED brochures:-

1. Crime Prevention through Environmental Design and
2. Be Safer in your Home.

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Homelessness in Nelson/Tasman – Ms Jill Knight, Salvation Army

Ms Jill Knight advised the following regarding the Salvation Army and Nelson/Tasman homelessness:-

- 1721 homeless clients were dealt with last year by the Salvation Army – 700 of whom had not been seen before
- There is a housing problem in Nelson/Tasman with some people sleeping in cars

- The Salvation Army see Agents letting fees as the biggest deterrent to people gaining housing. The Salvation Army spend between \$8 – 10k annually on this fee on behalf of clients
- Single person accommodation is a problem especially for those with an associated health or mental health issue
- There are not a lot of housing options available for women
- Some landlords are not worrying about the upkeep of their properties knowing that tenants will not complain for fear of receiving increased rents or of being asked to leave
- A survey on 'Homelessness for Women' in the Nelson/Tasman region is currently being undertaken by a Salvation Army member
- A large number of those being seen by the Salvation Army have no transport, no phone and little money
- A number of new arrivals are coming from Christchurch searching for work.

Questions and Answers

The Chairman asked if Ms Knight had noticed any trends or changes in the age of the homeless and was advised older men with alcohol related issues dominated but that younger people and couples were now being seen.

Cr Ian Barker noted that it was hard to determine the current state of the problem and asked 'Is the trend increasing and did Ms Knight have any idea of the numbers?' Ms Knight replied that the Salvation Army is seeing one new person each week requiring a home.

A definition of 'homelessness' by Statistics New Zealand was tabled and given as a starting point. The website link for this is:- <http://nzceh.onlinegroups.net/about/definition>

Mr Glenn Morris advised that a lot of property owners have opted out of rentals and sold their properties. He added that less people investing in housing creates the shortage.

Cr Gail Collingwood asked 'What had happened to Alex Britton's statistics on homelessness of youth?' Mr Britton to be contacted to find out.

Ms Nicole Freer advised that she was seeing a number of youth regularly at The HUB. She added that it was very difficult for 15-17 year olds to go anywhere or to get a youth benefit.

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Agency Updates

Salvation Army

Ms Jill McKnight advised further to the above, that their Budgeting Advisory Service was receiving a lot of referrals.

Habitat for Humanity

Ms Di Cressey advised that Habitat for Humanity is currently building its 18th house.

Nelson Tasman Housing Trust

Mr Patrick Steer advised that Nelson Tasman Housing Trust:

- Were now on site at the Brook Development
- Had success with gaining \$1 million from the Social Housing Fund
- Were intending to build another eight houses this year.

Nelson City Council

Cr Gail Collingwood invited those present to attend a talk to be given by Professor Phillipa Howden-Chapman on 'Providing affordable housing – the challenges and options' in the Nelson City Council Chambers on Monday 21 May 2012 at 2pm.

She then spoke about two relocatable houses advertised for sale and added that these would both make excellent rental houses if someone had a spare section.

Tahunanui Beach Holiday Park

Cr Ian Barker advised that the Tahunanui Beach Holiday Park was going well and helping with rentals.

Nelson Property Investors Association

Mr Glenn Morris advised:

- That he had nine properties for let at present
- Vacancies had doubled in Nelson since January.

The HUB

Ms Nicole Freer advised that she was seeing homeless youth daily and that they usually had limited life skills and could not stay at home. She added that because of their ages, it takes a long time for them to get a Youth Benefit – and they sometimes had drug and alcohol related issues.

Tasman District Council

Ms Francie Wafer advised that the new pensioner flats had been well received.

The Forum wished to formally recognise the excellent work that the recent upgrade of the Orchard Flats had made for the comfort of the tenants.

7 Monitoring Reports

Monitoring Reports were contained within the agenda and taken as read.

Housing NZ advised that they currently had one urgent case on their Waiting List.

General Business

1. The Chairman asked if the next Agenda could include an item on the future role of the Nelson Tasman Housing Forum. Discussion to include if it was to remain the same, to change or if it still had a role.

Cr Gail Collingwood advised that a lot of work on this was undertaken a year ago and asked if that could be included with the agenda item.

The Chairman noted the very low attendance at the Forum and the agenda item should also include questions on why people were not attending.

2. Mr Patrick Steer advised that housing required an assessment for the Nelson Tasman region. He added that this would be useful for deciding what the Forum was to do in the future and where the Forum should put its efforts. It would provide a much needed baseline.
3. Ms Di Cressey advised that Habitat for Humanity was moving into Motueka. She added that the cost of land and the rising costs of building were the two biggest issues facing the group.

Next meeting to be 13 August 2012.

There being no further business, the meeting ended at 10.30 am.