



Property Developers Forum Meeting

Agenda

8:30 – 10:30 am, Thursday, 3rd March 2016

Priority One Boardroom, 29 Grey Street

1.		Apologies and Previous Minutes and matters arising (Paper A)	Chair
2.		Ultrafast Fibre: Use in new subdivisions	Forum
3.		TCC Staffing Changes: Key staff changes that impact developers	Chair
4.		Social Infrastructure & Placemaking Think Tank (Karen Summerhays)	Karen Summerhays
5.		Western Bay of Plenty District Council Update (Phillip Martelli)	Phillip Martelli
6.		Settlement Pattern Review Status Report Update (Andrew Mead)	Andrew Mead
7.		Keenan Road Growth Area Assessment	Forum
8.		Compact City – Udale Report	Forum
		TCC Development Contributions	Chair
9.		Other Business	Chair

Paper A

SmartGrowth Property Development Forum

10th December 2015

Te Awanui Room, Tauranga City Council

8:30 – 10:30am

Present	Jeff Fletcher (Chair), Bill Miller, Jeff Hextall, Grant Downing, Jim Lochhead, Bob Clarkson, Craig Batchelar, Scott Hamilton, Scott Adams, Duncan Tindall, Jane Groves (TCC), Christine Ralph (BECA), Reuben Fraser (BOPRC), Natalie Rutland (TCC), Cushla Loomb (BOPRC).	
Apologies	Andrew Collins, Aaron Collier, Brian Stevenson	
Previous minutes and matters arising	Discussion	Jim Lochhead stated that the comment in the previous minutes around “double dipping” was not completely accurate. No further comment about this was received.
11A4	Workshop	<p>Shad provided an overview of the current RMA legislation. There is no requirement to consult but it is good practice to consult. There is no process for engagement and it is unclear what the best way is to consult. Jim Lochhead stated that the key thing for this action all the way through was to find a combined approach by all the three councils. They have to date not been on the same page and it is the lack of consistency that is the issue.</p> <p>Discussion was had and the key issues raised by the Forum were:</p> <ul style="list-style-type: none"> • Which Iwi or Hapu to send to. • Time to get responses due to iwi/hapu not being resourced. • Scope of what they need to consult on. • What is acceptable consultation ie. No phone calls only written. • When a CIA is needed, how much will this cost and what is the timeframe to expect to receive? • Payment in general for reviewing documents and workshops. • Who has the authority within the hapu. Someone who can make the decision. • Iwi/Rohe expectations different. • Pop up groups who are they and what are they and do they have a mandate. • Tangata whenua do not have the resources and capability.

		<ul style="list-style-type: none"> • Changing legislative environment – what will these changes do to the Policy. • The Policy / Zone / Provisions – get it right in the first plce then the consent process goes through smoothly. • Mana Whenua taking over the consultation and clouding the issue. Internal tensions between iwi. • No guidance as to who to consult to just you have no consulted with the right people We need to get priority on which of these are high – this is the top one? • We don't know what is coming out of the Treaty of Waitangi – who finds out these decisions – communication of this knowledge. <p>These were then prioritised.</p> <ul style="list-style-type: none"> • Need for clarity and consistency in who to consult with; • Better recognition of consents that do not require tangata whenua consultation; • Ability to identify who has the mandate to speak for the group and the extent of that mandate; • Apparent lack of resourcing within the consultees; • Transferring of wider issues onto resource consents, which also precludes collaborative consultation. <p>These points will be written up in a paper for discussion with the council staff which representative from tangata whenua and sift through these what can be done between each of these.</p> <p>Discussion was also had around whether a policy is going to resolve these issues and whether we need to look at supporting iwi in terms of capacity/resource and capability. Could this be part of the policy? Many of these issues can be address without a policy but with extra resource, communication of information.</p> <p>It was also noted that guidance documents do not provide enough clarity. It was also noted that BOPRC would like discussions to happen up front and we will stand by any decisions made.</p>
	Actions	DT to write paper up and then SmartGrowth will organise a council staff meeting with Tangata whenua representation to discuss these issues further.
Southern Pipeline Funding	Ana Girven / Andrew Mead	Ana Girven (AG) referred to the paper circulated. This paper contained information that had previously been discussed around how the proposed funding period will be reduced. TCC require submissions around the proposed changes to the policy. Final figures for the SP funding will be know when the final tender for the harbour crossing is received. It is

		proposed that the formula will not change. The draft policy was based on the submissions received in May/June 2015. It was acknowledged that the process around the drafting of the paper was not in the manner normally undertaken ie. Bringing to forum for consultation before being adopted by Elected members.
	Action	Ana & Andrew to come back to PDF with the final costings of Southern Pipeline once tenders been received.
WBOPDC		<ul style="list-style-type: none"> • Phillip Martelli provided update on work programme as adopted by the council for the coming year. Key items <ul style="list-style-type: none"> ○ Financial Contributions review. ○ Plan Changes – Katikati and Te Puke ○ Post Harvest Sector- looking at options around accommodation and what we can do to facilitate changes. ○ Medium density commercial zone transition. ○ Te Puna Structure Plan ○ Rangioru Business Plan Change ○ It was noted that WBOPDC will be submitting to the RMA Paper issued by central government around financial contributions and any changes to this. He identified that it would be an approx. 5 year change period if adopted though. • Phillip Martelli to circulate through SmartGrowth the work programme paper as presented to WBOPDC Council
	Action	Circulate work programme paper for WBOPDC
Plan Change 2 – TCC	Michael Tucker/ Karen Marjorbanks	<p>Proposal to withdraw plan change 2 – additional plan change stormwater issue introduced at the same time. Further discussion to tidy these things up. February to council. It was noted that the plan change are minor ones around small issues in operative plan. These are being bundled up together for presenting to council in February.</p> <p>Jeff Hextall / Craig Batchelor raised their keenness to get some information to see what is being without within the plan change and whether we will be consulted on and also whether the value out of the work done thus far on the plan change will be seen.</p> <p>Next year there will be significant plan change discussions around the SPR Option 3B. PDF will be kept well across these via the forum.</p> <p>JF noted the regional plan change for the Hazards chapter and that we need to get some consistency across this space. Michael Tucker accepted this position.</p>

	Action	TCC to keep PDF informed on the Plan Changes going to council in February and then through to SPR Option 3B.
SPR	Michael Tucker	<p>Te Tumu This will lead us into a plan change next year. It is heavily resourced within TCC.</p> <p>Keenan Road – feasibility report due shortly – looking positive that it will be able to progressed. Discussions around any potential boundary change are yet to be initiated.</p> <p>Western Corridor – High level feasibility on urban development. Report back to SmartGrowth approx. April 2016. Planning constraints are not unsurmountable issues. Working with Tangata Whenua early in the new year around the cultural considerations. Working with NZTA to ensure joined up thinking. It was noted that this is a strategic investigation around feasibility or urban development over the last 30 years. There will be considerable engagement with stakeholders should the report findings show it is feasible.</p> <p>Compact City – draft report has been discussed with TCC. Suggest that there are some issues if we were to achieve city living. Report is being tidied up and will be available for discussions in the new year. The Report will be circulated with SmartGrowth forums and they are keen to use this group to get some good thinking and feedback for discussion with Council.</p>
	Action	MT to feed back reports as they come available to PDF for discussion
Social Infrastructure Think Tank		<p>Karen Summerhays (KS) provided details of how the think tank went. It was a great day and Bill Miller was an excellent rep for PDF. Development community has significant input into how these things are developed. How commercial centres and residential spaces make a place.</p> <p>Substantial amount of information generated and the report goes to SGIC next week. We will be coming back to the forums for discussion and keen for this forum to embrace this. Some good conversations started already and this forum has a great chance to change and collaborate together to make great spaces now instead of patchwork later on.</p> <p>Bill Miller noted that we need to get in early to make the changes we need or provide feedback. We can do something in these greenfield areas but we need to be in early for key decisions to be made up front.</p>
Other Business		<p>Duncan Tindall advised the forum of his departure. Jeff Fletcher thanked him for his efforts working with us and wished him all the success in his new role.</p> <p>The Chair thanked the members for their continued involvement and attendance and wished them a successful</p>

		2016 and a safe holiday season.
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Meeting Closed 10:32am Next Forum meeting 8:30am – 10:30am on Thursday 3rd March 2016. Priority One Boardroom..

PROPERTY DEVELOPERS FORUM OUTSTANDING ACTIONS LIST

Action No:	Meeting	Description
1.	December	<ul style="list-style-type: none"> • DT to write paper up and then SmartGrowth will organise a council staff meeting with Tangata whenua representation to discuss these issues further.
2.	December	<ul style="list-style-type: none"> • Ana & Andrew to come back to PDF with the final costings of Southern Pipeline once tenders been received.
3.	December	<ul style="list-style-type: none"> • Circulate work programme paper for WBOPDC
4.	December	<ul style="list-style-type: none"> • TCC to keep PDF informed on the Plan Changes going to council in February and then through to SPR Option 3B.
5.	December	<ul style="list-style-type: none"> • MT to feed back reports as they come available to PDF for discussion