



SmartGrowth

Building our futures together

Property Developers Forum Meeting

Agenda

8:30 – 10:30 am, 5th May 2016

Café Function Room, Tauranga City Council

1. Apologies
2. Previous Meeting Minutes & Actions (*Paper A*)
3. Update on SPR- (*Andy Mead*)
 - KT presentation to SGIC workshop - Paper B*
 - Settlement Pattern review - Paper C*
 - Keenan Road and Western Corridor Strategic Study - Paper D*
4. Southern Pipeline Funding: Update from Action from 10 December 2015 Meeting re post tender costs (*Andy Mead*)
5. Compact City – Review of Craig Batchelar letter re Compact City recommendations and discuss adoption/agreement of by PDF (*Jeff Fletcher*) *Paper E*
6. SmartGrowth 11A4 – Combined Tangata Whenua Consultation Policy: Update on Action from 10 December 2015 Meeting (*Karen Summerhays*)
7. Tauranga City Council Plan Changes Incl PC2 & Stormwater PC Update (*Janine Speedy*)
8. Social Infrastructure Providers Forum (*Karen Summerhays*)
9. Update from the other Forums (*Karen Summerhays*)
10. Any other business

SmartGrowth Property Development Forum

3rd March 2016

Priority One

8:30 – 10:30am

Present	Jeff Fletcher (Chair), Bill Miller, Grant Downing, Jim Lochhead, Craig Batchelar, Aaron Collier, Peter, Phillip, Andrew, Graeme Jelley, Karen Summerhays, Eloise Gibbons,	
Apologies	Ken Tremaine, Grant Kolles, Tim McBride, Christin Jones.....Andrew Collins, Brian Stevenson, ,Jeff Hextall, Bob Clarkson, Scott Hamilton, Scott Adams, Jane Groves (TCC), Christine Ralph (BECA), Reuben Fraser (BOPRC), Natalie Rutland (TCC), Cushla Loomb (BOPRC).	
Previous minutes and matters arising	Discussion	Previous minutes received and accepted.
Ultrafast Fibre: Use in new subdivisions	Discussion	<ul style="list-style-type: none">• Broadband - fibre available everywhere.• No requirements to connect on new lots.• Problem? Telco's won't provide copper.• TCC provide for telecommunications– performance standards re: provision of fibre (rather than just being available). Impact if ultrafast introduced and just left there.• Graeme wanting feedback regarding changes to the standards.• Provision of telecommunications is a requirement but the type of vehicle for it isn't.• Not a district plan requirement. Only requirement is that it be underground.• The intent of telecommunications is fine but do they really need it? Government has the money but are people required to use it? No requirement for a set provider.• In new subdivisions ultrafast is already going in but, is it necessary to make it a regulatory requirement? Long wait to connect to actual houses.• All main subdivisions use ultrafast already. No requirement for wireless, but it's being used as leverage.• Large lots won't get fibre until developed.• The main Kaimai transmitter wouldn't be able to service the traffic so it reflects out to smaller transmitters in subdivisions.• Telecom are not being fair players. They're telling customers there is no ultrafast provision in their

		areas when there is.
TCC Staffing Changes: Key staff changes that impact developers	Discussion	<ul style="list-style-type: none"> • TC Staffing changes: Brad Bellamy, Steve Hurley, Phillip King are all changing positions. • Query whether council was against development. They say they aren't but their actions (re: staff changes) don't reflect this. • Phillip to become General Manager Communication Services (Historic Village, animals etc.), now reports directly to Chief Executive. • Social infrastructure of his role moving forward is very important. Position advertised internally. His role is being spread around a number of people. Covered until new person is up to speed. • Steve Hurley has been seconded to a project for 12 months and leaves his position in 3 weeks. Howard is splitting the team into two areas – Horizontal and Vertical Infrastructure. Until Steve's position is filled and the person is up to speed, Graeme Jelley is the 'go to' person. • The challenge in the weeks / months to come is that Steve, Brad and Phillip were the "go to" and "sign-off" people in their areas. The risk is that in the absence of these three people a bottleneck may be caused in this area, even after they've been replaced. • Graeme will come back with an interim plan on how roles are managed and who the initial contacts will be. As people are appointed to the roles, the forum members will be informed. Until then, Christine Jones will be the most senior 'go to' person with back up from Rebecca and Graeme. • Change of water policy: Aaron has been told that only 20mm connections are allowed in the new developments? BOPRC has increased water allocation for dust control but from 20mm? Maybe council can write a policy for this. Jeff agrees that it's definitely an issue but it was put in place as a preventative measure against water shortages. May have to be taken up with the Regional Council. The contacts for this issue would be Peter Bahrs or Barry Sargeant, Jeff will speak to Peter. Is there a problem that needs to be pre-addressed first? Is this general / seasonal / coastal?
	Action	<ul style="list-style-type: none"> • Jeff to speak to Peter re: water
Social Infrastructure & Placemaking Think Tank (Karen Summerhays)	Discussion	<ul style="list-style-type: none"> • Table passed around the SIPAL Matrix for members to fill out. The matrix will go out to all forums and the data will be collated and distributed. • Karen described the three projects – this one (SIPAL), live inventory (smart dashboards etc.) and 'internet of things' (Smart City).

	Action	<ul style="list-style-type: none"> • Karen to collate data and come back to PDF with overall data.
Western Bay of Plenty District Council Update (Phillip Martelli)	Discussion	<ul style="list-style-type: none"> • FCR: still working through. Will get something to council in April. Trying to make it user friendly. Will possibly go to consultants. • RMA: will be making submissions re: financial contributions. E.g. if you build a house close to the boundary you need consent. If they gave a 'blanket' consent it wouldn't be so costly. • Urban Growth: Katikati and Te Puke – constraints in Katikati. There's plenty of land but a lot of it's in dairy and the people are just not interested. Te Puke has high producing kiwifruit and don't want development. • Plan changes: Te Puke structure plan and financial contribution review. • Rangiuru: Submissions have closed and the hearing's in April. • Questions: Special housing in Omokoroa going slowly. Roading needs sorting. Cost of building's gone up (\$350k house and land). Existing Omokoroa road is to be upgraded.
	Action	<ul style="list-style-type: none"> • Phillip to send copy of submission to members
Settlement Pattern Review Status Report Update (Andrew Mead)	Discussion	<ul style="list-style-type: none"> • Te Tumu – technical work done. Maybe move into next phase late this year, rezoning etc. • Wider Western Bay: Tauriko – strategic project at this stage. Mainly complete. Looking at infrastructure. A lot of potential growth areas. More work around cultural and Iwi issues around Wairoa River and water. Working with NZTA re future of SH29. Will go to SGIC later this year. There hasn't been much engagement with owners at this stage.
	Action	
Keenan Road Growth Area Assessment		<ul style="list-style-type: none"> • Keenan Road: Rezoning. At the point where technical work is completed. Now have to decide after peer review. • Feasibility survey: need developers input whether viable. Possible sub-group? Circulate information to them, have discussion and give feedback. Want to progress in 3 – 4 weeks. Jeff to facilitate. • Keenan looking more challenging than what was previously thought. Do we proceed?
	Action	<ul style="list-style-type: none"> • Jeff to facilitate discussion and feedback.
Compact City – Udale Report		<ul style="list-style-type: none"> • Report circulated to group. Significant opportunity for intensification. • Council and SmartGrowth can't meet in the middle (bit of a gap). Haven't formally put to council. As development community, does this forum agree? Consensus – agreed.

		<ul style="list-style-type: none"> • Intensification of area choices seemed a bit weak. Seen as something to start a conversation. • Jeff: for intensification to work need amenity. High property prices can be sustained if there is amenity. • City living zones: too many restrictions / complaints. • Market values: Aucklanders moving here may make this easier with more money coming into the region. • Karen: Increase in population puts pressure on the social infrastructure. Who's keeping an eye on this? • Need bullet points to council. • Karen: another driver will be the university coming into Tauranga. The need for small accommodation etc. City living zone. • TCC putting submission to RMA: circulate to forum and SmartGrowth
	Action	
TCC Development Contributions		<ul style="list-style-type: none"> • Approved for consultation. Draft policies going out to distribution list. • There has been some increase in fees. • Southern pipeline to make announcements shortly. The section across the harbour to go up for tender. Submissions will go for about a month.
	Action	
Other Business		<ul style="list-style-type: none"> • Possible topic for May agenda – updates from NZTA?

Meeting Closed 10:17am. Next Forum meeting: 8:30am – 10:30am on Thursday 5th May 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