



Property Developers Forum Meeting

Agenda

8:30 – 10:30 am, 7 July 2016

Priority One Boardroom, 29 Grey Street, Tauranga

1. Apologies	Chair
2. Minutes and Actions (Paper A)	Chair
3. Settlement Pattern Review Update & SGIC 15 June 2016 Presentations on Compact City and Te Tumu; incl presentation by Peter Egerton from RPS Consultants (attached). Link to 15 June SGIC reports: https://www.smartgrowthbop.org.nz/document-library/smartgrowth-implementation-committee-agendas-and-minutes/2016-smartgrowth-implementation-committee-meeting-workshop-agendas.aspx	Michael Tucker
4. Tauranga City Council Plan Changes Incl PC2 & Stormwater PC Update	Janine Speedy
5. Western Bay of Plenty District Council Plan Changes - Update	Phillip Martelli
6. Urban Development Capacity NPS update	Phillip/Michael
7. SmartGrowth 11A4 – Combined Tangata Whenua Consultation Policy: Update on Action from 10 December 2015 Meeting	Shad Rolleston
8. Discussion and Confirmation of Property Developers Forum Position Paper; (Paper B) Draft Position Paper to be circulated separately before meeting	Chair/Forum
9. SmartGrowth Actions and other Forum updates	Karen Summerhays
10. Forum refresh – November	Karen Summerhays
11. General Business / Next Meeting (NZTA Update)	Chair

Next Meeting: 8:30am – 10:30am Thursday 8 September 2016

SmartGrowth Property Development Forum

Café Function Room , TCC

5th May 2016 8:30 – 10:30am

Present	Jeff Fletcher (Chair), Geoff Ford, Grant Downing, Peter Cooney, Karen Summerhays, Richard Coles, Jeff Hextall, Andrew Mead, Scott Hamilton, Simon Maxwell, Scott Adams, David Needham, Colin Booth, Janine Speedy, Andrew Collins, Colin Kemeys	
Apologies	Bill Miller, Brian Stevenson, Aaron Collier, Dwayne Roper, Jim Lochhead	
Previous minutes and matters arising	Discussion	Previous minutes received and accepted.
Update on SPR- KT presentation to SGIC workshop - Paper B Settlement Pattern review - Paper C (Andy Mead) Keenan Road and Western Corridor Strategic Study - Paper D (Andy Mead)	Discussion	<ul style="list-style-type: none"> • Andy Mead (AM) gave an overview of SPR papers. Keenan road – not yet ready for development. Western Corridor – could be urbanised but should it? • Alternative area being Tauriko West being brought forward. • Keenan Road and Western Corridor reports to be presented to May SGIC Workshop. • Keenan RD - A question was raised - Does their value of kiwifruit land effect the decision on Keenan road? AM advised yes this was taken into account. AM commented a challenge was multiple land owners, existing land form could provide 1800 lots, extensive land reformation was required to improve the yield. Difficult to get reformation projects across multiple land owners. • Western Corridor: AM referred to page 29 recommendations. Review Western BOP plan re fragmentation. • Timeframe: Tauriko west in about 5 years' subject to process going smoothly. • Discussion was had around vigorous land uptake may require more land needing to be released sooner. • AM: Smiths farm coming on board. Bottom of Keenan a short term possibility. Ohauti 70ha. • NZTA re Tauriko: Reporting to the board likely not until November. • AM: conversation with NZTA. AM has a range of actions to explore alternatives.
		KS recirculate updated SPR completion timetable.

<p>Southern Pipeline Funding: Update from Action from 10 December 2015 Meeting re post tender costs (Andy Mead)</p>	<p>Discussion</p>	<ul style="list-style-type: none"> • Southern Pipeline costs – submissions to AP on funding model. • Report pending to annual plan deliberations. Options: 1. go back to original 2. Retain alternative model 3. Wait another year when we have more confirmed information. • Proposed capital cost reduction \$7m (2/3-1/3 split). • Deliberations commence end of May. • AM: Future flag. Further increases to charges are likely in some areas. If more than 10% likely to come back existing Development Contributions locked in so any increase will only affect future subdivisions. • Still in working phase but will be able to give more clarity as work progresses. (AM left the meeting at 9:00am)
	<p>Action</p>	<p>AM to circulate Southern Pipeline Report.</p>
<p>Tauranga City Plan Changes Incl Wairakei Stormwater and Wairakei Plan Change to replaced PC2 (Janine Speedy)</p>		<ul style="list-style-type: none"> • Janine Speedy (JS): Wairakei Plan Change 2 was withdrawn. A new Project and Plan Change is being prepared to replace Plan Change 2. • Plan Change 24 - Wairakei Stormwater to Committee - 17 May. Consultation 20 June. • Wairakei Plan Change (new) Work Streams <ol style="list-style-type: none"> 1. Special housing area and remaining residential land – additional height. Wairakei own chapter. 2. Special housing area Papamoa East employment land to be rezoned to residential. Employment land to be reallocated into Te Tumu. Active reserve need to be big enough. School sites. <p>Contact – Campbell Larking – Plan change. Karen Marjoribanks – Stormwater. Janine – Project Lead.</p> <p>9th May reports to Council. 20th September seek to go to notification October</p>
	<p>Action</p>	

Compact City – Review of Craig Batchelar letter re Compact City recommendations and discuss adoption /agreement of by PDF	Discussion	<ul style="list-style-type: none"> • Discussion was had around the letter. • Letter to be seen as a PDF Position Paper on Compact City.
	Action	KS to attach letter to minutes and present separately. (Done)
SmartGrowth 11A4 – Combined Tangata Whenua Consultation Policy: Update on Action from 10 December 2015 Meeting	Discussion	<ul style="list-style-type: none"> • KS: The SG Tu Pakari Advisor is to take the findings from previous workshops to the council's regulation teams for their consideration and response. At the time of writing no date has been confirmed.
	Action	
Social Infrastructure Providers Forum	Discussion	<ul style="list-style-type: none"> • KS provided an update on the Social Infrastructure providers meeting. Providers agreed to the formation of the SG Social Infrastructure Providers Forum. This will now go through the required process and the establishment of the Terms of Reference for approval by SGIC. In the meantime, regular meetings will be held. The next set for 14th July. Andrew Collins asked to be added to the list of invitees
	Action	KS to add Andrew Collins to SIP Forum list
Update from the other Forums		<ul style="list-style-type: none"> • KS provided updates on current SG Strategy actions and news from the other Fora.
	Action	
Any other business		<ul style="list-style-type: none"> • Request that NZTA provide an update. It was suggested that Kim be invited to attend the next meeting • General discussion regarding the usefulness for future intensification of having end dates on covenants – (20-30 year duration).
	Action	

Meeting Closed: Next Forum meeting: 8:30am – 10:30am on Thursday 7th July 2016. Priority One Boardroom

PROPERTY DEVELOPERS FORUM OUTSTANDING ACTIONS LIST

Action No:	Meeting	Action
1.	May	KS recirculate updated SPR completion timetable.
2.	May	AM to circulate Southern Pipeline Report.
3.	May	KS to add Andrew Collins to SIP Forum list

DRAFT

Property Developers Forum
23 March 2016

Andrew Mead
Tauranga City Council
Private Bag 12022
TAURANGA 3143

Dear Andrew

RE: Residential Intensification Review

The following comments are provided on behalf of the SmartGrowth Property Developers Forum (PDF) on the Residential Intensification Review - City Living Zone September 2015 prepared by Essential Consulting Group Limited.

The PDF accepts the analysis carried by Essential and strongly supports the recommendations made in the Intensification Work Program Review.

The analysis of infill and intensification opportunities under current controls makes sobering reading. The City Living Zone, intended to be the flagship zoning for promoting intensification, provides little real capacity for development. Similar conclusions are drawn for the Suburban Residential Zone. Clearly, if the Council is to make any significant inroads into providing for residential intensification, significant shifts in policy and practice are required.

The changes made to the Suburban Residential Zone through the last City Plan Review were a significant step backward in providing for residential intensification in the City and this is confirmed in the report. The decisions made on restricting development opportunities in the Suburban Residential Zone largely reflected a response to uninformed community feedback, as opposed to giving the required effect to strategic outcomes for the City that had been established in SmartGrowth and under the Regional Policy Statement.

The report identifies the need for careful community engagement in moving forward with plans for increasing opportunities for residential intensification. There will be an inevitable pushback from some members of the community and it will be incumbent on the Council to show leadership if progress is to be made toward enabling greater intensification.

A sustained programme of developing community understanding of the issues and implications for long term city growth will be needed.

The report appropriately identifies non-regulatory opportunities for Council to enable intensification by becoming an active manager and champion. These non-regulatory initiatives can of course be implemented in the short term as they are not contingent on plan change processes being completed under the Resource Management Act.

There is strong support from the PDF for the recommendation to determine areas most suited for intensification and the interventions and investments that council might make in such areas to better enable and encourage the development community to then bring forward new development in such areas. Similarly, understanding infrastructure capacity across Tauranga, how intensification might consume that capacity, and how investment in



infrastructure impacts on the capacity of the infrastructure to support desired intensification will be critical.

The report identifies potential areas of focus for infill and intensification including Matua, Otumoetai, Cherrywood and Tauranga South and the coastal frontage from Omanu through to Papamoa. Further refinement of these findings is needed and the PDF would welcome the opportunity to assist with this work.

The final recommendation, that monitoring of outcomes achieved through policy and updated on a regular basis, is also strongly supported. A suite of initiatives will be required to make real progress in this challenging area of urban planning. The efficacy of measures aimed at encouraging intensification need to be carefully monitored to ensure that they are effective, and if not, additional or alternative measures are put in place in a timely manner. Thank you for the opportunity to comment on the report. We look forward to future involvement in this issue which is of critical importance to the future development of the city and sub-region.

Yours sincerely

Jeff Fletcher
Chairperson
SmartGrowth Property Developers Forum

DRAFT



Committee Name	SmartGrowth Property Developers Forum
Committee Meeting Date	7 July 2016
Author (s)	Karen Summerhays
Purpose	To provide an opportunity for the Forum to formally state their position regarding the future development of the city by providing a Position Paper to the SmartGrowth Implementation Committee on the 20th July 2016

Position Paper - Development and adoption

Summary

All the fora have been invited to present, and have recorded, their sectors:

- requirements regarding the provision of social infrastructure and placemaking
- desired outcomes especially from the compact city provisions (noting that these provisions are more likely to be effective on a larger scale in greenfield developments)
- any other position statements they would like to make regarding their sector in the western Bay of Plenty

There is a tight timeframe facing SmartGrowth to provide this information so that it can be lodged in time to be included in the proposed adoption of the Settlement Pattern Review in August.

On the 12th of July (9am -1pm, ASB Arena) a multi-forum Hui is planned with the Council teams to gain a mutual understanding of the individual fora position statements and the proposed settlement pattern, including and especially the Compact City provisions. Members of the Forum are encouraged to attend.

The length of your Paper should be no more than four pages and outline the following:

- Provide the rationale and thinking behind your position, the major concerns of the sector, challenges, barriers and opportunity (big picture)
- What outcomes the Group is seeking
- Identified barriers and opportunities

Whilst the other fora Position Papers have largely concentrated on what is outlined above, the PDF has a special role to play in providing the perspective of property development in the sub-region

Due to the tight timeframe and to get a starting position SG staff asked the Forum Chair (Jeff Fletcher) and Craig Batchelar to provide a draft Position Paper for your consideration, adjustment and adoption at this meeting. (NOTE: The draft paper will be emailed as a late item on Wed 6th afternoon)

The Forum is asked to discuss, change (by consensus) and endorse these positions at this meeting so that the paper can be presented; firstly, at the Hui and then formally at SGIC on the 20th July 2016. When the other Fora Papers are presented at the Hui you may also wish to endorse their positions and/or make minor changes from what you hear from the Council staff regarding the Settlement Pattern Review. As the Paper will need to be finalised by the end of business on the 13th July to be included in the SGIC agenda, the Forum may wish to delegate changes to a sub group of those who will be in attendance at the Hui (please nominate those people today).

Requiring further discussion:

Presentation at the Hui and at SGIC

These Position Papers are seen as an integral to the future engagement with the SmartGrowth Partners as to how the sub region grows and an opportunity I would encourage you all to be engaged with.

Karen Summerhays

Well-Beings Implementation Officer

Draft SmartGrowth Timeline

Week Beginning	23-May	30-May	6-Jun	13-Jun	20-Jun	27-Jun	4-Jul	11-Jul	18-Jul	25-Jul	1--10 Aug
		Position papers working groups confirmed HAF and SSF	IMG 7/6 HAF 10/6	SGIC 15/6 SPR 2 reports Compact City and Te Tumu	PATAG 22/6 SSF 23/6	SPF 28/6	E&S 5/7 IMG 5/7 CTWF 6/7 PDF 7/7 HAF 8/7	12th July HUI - SPR reports (Partner Officers) - Lay person planning guide - Positioning Papers (All forums) Mini report post Hui to inform SGIC report SGIC report due 13/7	SGIC 20/7 - SPR first Draft Forum chairs to present positioning papers to SGIC	Evaluation of Position Papers against existing policies and strategies for support of fora positions and to identify any gaps. Updated SPR report to include responses to position papers.	AUGUST SGIC 17/8 – consideration of all partner forum input as part of the final SPR report pre adoption.

Forums complete Position Papers

HUI