SmartGrowth Property Developers Forum

Priority One Boardroom, 29 Grey Street, Tauranga

Thursday 6 April 8:30-10:30am

Forum Members Present	Jeff Fletcher (Chair), Grant Downing (Element IMF), Belinda Taurua-Hill (BCD Group), Scott Hamilton (Quayside), Scott Adams (Carrus), Matt Mcnaughten (Barrett Homes), Triston Shannon (Barrett Homes), Dave MacFarlane (MANTRA)	
SmartGrowth	Karen Summerhays (People & Place)	
Other		
Partner staff	Che Hedges (TCC) Apologies: Christine Jones (TCC), Phillip Martelli (WBOPDC)	
Apologies (forum members)	Jeff Hextall, Aaron Collier, Andrew Collins (Harrison Grierson), Colin Booth, Dwayne Roper, Brian Stevenson (Bluehaven Holdings)	
Previous minutes and matters arising		The previous minutes were accepted by the forum.
Agenda #3	**Compact City Update**	No update received
Agenda #4	**Infrastructure Development Code review**	Che' Hedges provided an update: the Review seeks to better alignment and efficiency and to improve the relationship between Council engineers and the RMA processes.

		City Plan performance standards will be included. Clarifying the 'why' Council is choosing a particular pathway upfront of the process The 'building' area of the Infrastructure Development Code is under complete external review (BDO) There will be consultation on the Geotech component after it has been reviewed by accredited Geotech practitioners. In 2-3 weeks and there will be a 3 weeks consultation period The Infrastructure Development Code Panel will produce a draft document Land locking and easement/ access work is still a work in progress and there is an undertaking to work with PDF A Development Application Template (unified across all departments) for general applications is presently being tested Jeff F agreed the TCC is on the right track and want the report to include intent and content. In reply to a question of who and how TCC is going to talk to, Che' replied there will be a Infrastructure Development Code register and they will be working through PDF and other networks... the more people the better although as 'joe blogs' is not really in that space the feedback from Councils and developers are the most important . It was noted that the other SG forums may also have an interest. WBOPDC may adopt the TCC Infrastructure Development Code as a joint code in the future the challenges are between Alpha 1 and WBOPDC systems

Building our futures together

		There is some work happening for unified Infrastructure Development Code nationally. Che' is on the focus group which is being funded by Hynds the 3 areas they are looking at presently are : Hydrogen sulphide corrosion, inflow & infiltration and unified standards e.g. approved materials Any queries or feedback please contact: Che Hedges Che.Hedges@tauranga.govt.nz
Agenda #5	WBOPDC Update	Phillip Martelli provided the following via email update: • Staff are due to report to Council in June on the feasibility of the Busby Road UGA in Katikati. • putting a paper to Council to bring forward to the next financial year a review of the next stage for development in Omokoroa, as at current growth rates there is 9 years of capacity which does not meet the National Policy Statement on UDC.
Agenda #6	RC Update	No Update received
Agenda #7	Action 11A4	No update received
Agenda #8	Social Infrastructure Providers (SIP) Network report back	Karen provided an update (in the absence of Andrew Collins (PDF rep of SIP)) Meets as an informal networking group are trialling a new format to encourage more participation.. Councils are members as they are providers. Met in March at High Performance Sports Centre. Next meeting June 2017. TCC Innovation Hub to host next meeting in June. Highlighted need to share project synergies e.g. Katikati Community Centre learnings. Need to keep focus on social infrastructure and share learnings and opportunities

| Agenda #9	NPSUDC	Ken Tremaine was to provide an update at the Position Paper Hui so in the expectation of that, there is no report available for this meeting.
	Action	Karen to ask Ken for an update from the TIG process re National Policy Statement Urban Development Capacity / SG submission to Urban Development Authority Discussion Paper and email to the Forum members
Agenda #10	Housing we need - update	Karen provided an update on the progress towards a joined up conversation on THWN. A meeting of stakeholder is to be held on the 11th and 26th of April. It was decided that Dave MacFarlane would attend the meeting as Jeff was unavailable.
	Action	Dave to attend THWN meeting 11th/26th April
Agenda #11	Position Paper Response	Karen provided an update on the process. The joint forums hui has been postponed until early June. The key reason for the delay is to enable more time for finalising responses and circulating full and final information to all attendees and forum chairs and members. Council managers and elected members are still in the process of discussing and finalising for themselves the information they would like to provide for the hui – and their joint response.
Agenda #12	Housing Affordability Forum (HAF) Update, rep on HAF.	Housing Affordability Forum (HAF) progressing pilot project. Led by HAF working group - about to confirm Registration of Interest document, calling for parties interested in developing a proposal. Western Bay of Plenty DC is making land available within the Omokoroa SHA for an affordable housing pilot project. Two sites have been identified, one in stage 2 for development early next year, and one for a later stage with timing dependent upon the speed of the market. Comms support from SmartGrowth for project; some project management support may be necessary too. HAF chair liaising with councils.

	Membership	Dave MacFarlane offered to be the PDF representative on the HAF SG office is presently updating forum membership lists. PDF Members may be contacted to take part in the independent SmartGrowth engagement research.
	Action	Dave to attend HAF SG office to add Dave MacFarlane to HAF membership list
Agenda #13	**General Business**	**Life When Renting Summit:** Karen reminded the members that the western BOP case study, initiated by PATAG, will be presented to a summit to be held on the 30 May at the Mount Club. RSVP to ruth@cresa.co.nz **The Lakes Area Review:** All the Forums have been invited to undertake a review of the lakes Area (residential/commercial/ industrial). This review would be taken through the eyes of the Forum's Position Paper and after sharing, and joining up, the information with the other Forums be formally reported back to TCC. It was noted that this aligns with the 'review and monitoring' phases of the recommended planning guidelines. The members felt that it was not appropriate to 'review' each other's work and would prefer to provide timelines and context of decision making throughout the development. Scott Adams and Grant Downing offered to assist with this project as they both have a close connection to the area so therefore have the relevant information needed. Karen will keep in touch with them.

Agenda #14	Recommendations to SLG	PDF seek a SmartGrowth Partner Strategy and Policy Integration Plan be prepared to show the linkages between the various project, strategy, policy and research works being carried out by the SmartGrowth Partners together with external agency / authority workstreams either underway or being considered. This would include regulatory and non-regulatory workstreams. The purpose of this is to ensure that there is 'join-up' approaches and thinking considered and accommodated, where appropriate, in the numerous project, strategy, policy and research works being carried out by the SmartGrowth Partners. The plan once developed would be updated bi-monthly.

Meeting Closed: 10.30   am   Next Forum meeting: 8:30am – 10:30am on Thursday 8 June 2017, Priority One Boardroom.
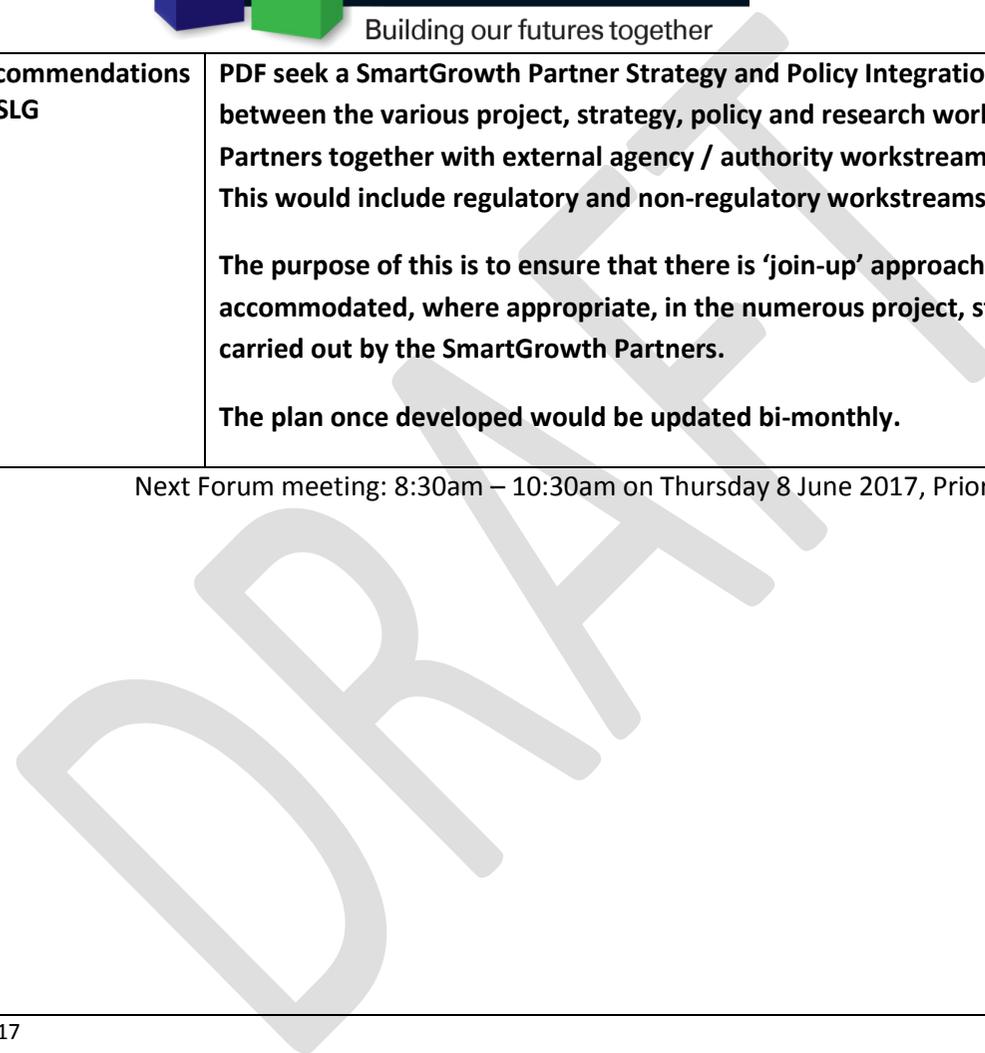
PROPERTY DEVELOPERS FORUM OUTSTANDING ACTIONS LIST

Action No:	Meeting	Description
1	November	Updates on the CC Advisory Panel to be provided at each PDF meeting. - Ongoing
2	November	Action 11A4 - Combined Consultation Policy update to remain on future agendas. - Ongoing
3	November	Update re Infrastructure Development Code review project to be brought to each PDF meeting - Ongoing
4.	February	**All Members** are welcome to provide feedback or discuss any Infrastructure Development Code matters with Che.
5.	February	**Doug Spittle** to report to the next meeting the outcome of the first City Transformation Committee meeting
6.	February	**James Low** to invite appropriate staff to update the Forum on public transport Blueprint, sea level rise and floodable areas.
7.	April	**Karen** to ask **Ken** for an update from the TIG process re National Policy Statement Urban Development Capacity / SmartGrowth submission to Urban Development Authority Discussion Paper and email to the Forum members
8.	April	**Dave M** to attend The Housing We Need meeting 11th/26th April
9.	April	**Dave M** to attend HAF. **SG office** to add Dave MacFarlane to HAF membership list