



SmartGrowth Property Developers Forum
Priority One Boardroom, 29 Grey Street, Tauranga
Thursday 8 June 2017 8:30-10:30am

Forum Members Present	Jeff Fletcher (Chair), Grant Downing (Element IMF), Scott Adams (Carrus Corp), Aaron Collier (Aurecon), Brian Stevenson (Bluehaven Holdings), Nathan York (CEO Bluehaven Management), Jeff Hextall (S&L Consultants), Puhirake Ihaka (Tangata Whenua representative on SLG); Craig Batchelar (Boffa Miskell)
SmartGrowth	Megan Rumble (Coordinator), Bernie Walsh (Implementation Manager), Ken Tremaine (Strategic Advisor)
Other	Clem Cook and Matt Wilson (First Gas)
Partner staff	Phillip Martelli (Western Bay of Plenty District Council), Doug Spittle (Tauranga City Council), Che Hedges (Tauranga City Council) Apologies: Michael Tucker (Tauranga City Council), Janine Speedy (Tauranga City Council), James Low (Bay of Plenty Regional Council)
Apologies (forum members) #1	Dave MacFarlane (Mantra Properties), Andrew Collins (Harrison Grierson), David Needham (Harrison Grierson) Dwayne Roper (Zariba), Scott Hamilton (Quayside)
Previous minutes and matters arising #2	The previous minutes from 6 April 2017 were accepted by the forum. Submission on the Urban Development Authorities http://www.smartgrowthbop.org.nz/media/1816/smartgrowth-submission-uda-discussion-document-final-100517-002.pdf



<p>Agenda #3 Compact city project and advisory panel</p>	<p>Update</p>	<p>Doug Spittle provided an update on the Compact City project. A review of the City Centre Zone has been completed and was reported to the City Transformation Committee. This recommended no change to the City Plan but recommends a continued focus on investment in the City Centre to improve amenities.</p> <p>Other work underway at present includes preparing an internal document that will scope the potential content for a Tauranga Urban Strategy. This work is being prepared for consideration by the Executive Leadership Team. The challenge is supporting the city vision while still providing for the growth the city needs.</p> <p>Also underway is a technical assessment of centres, with the work awarded to SGS (Australian-based firm) following an RFP process. It was queried whether the hierarchy of centres is being revisited again. Doug confirmed that SGS has been provided with a large amount of information regarding current zonings, plans and strategies – including the Te Tumu/Wairakei town centre framework plan completed recently.</p> <p>Jeff F noted that a briefing of the scope of this work would be beneficial at the next PDF meeting as it is essential to see how this fits into SmartGrowth and how everything links together including how transport is integrated into this work.</p> <p>Discussion followed around integration and everyone talking to one another i.e. councils, transport, education, DHB.</p> <p>Bernie highlighted the SmartGrowth Partnership report. The first edition of this report is going to SLG this month. This report is an update on all active projects. Discussion followed around the benefit of a visual matrix also</p>
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		showing how all current strategies link up. Discussion also took place around communication with Iwi and Maori trusts and development opportunities.
	Action	Doug S to relay request to Michael Tucker for: <ol style="list-style-type: none"> 1) A copy of the Urban Centres Hierarchy Technical Assessment (copy attached); and 2) A briefing on the Tauranga Urban Strategy at the next PDF meeting.
Agenda #4 Western Bay of Plenty District Council	Update	<p>Phillip Martelli provided an update:</p> <ul style="list-style-type: none"> • Te Puke – Plan change approved recently for Mclachlan drive area. • Consent Order has been signed off on Rangiuru Business Park, so the plan change is now effectively operative. Work needs to be done on the interchange initially. Seeka have purchased a nearby orchard between RBP and their new head office (previously Kiwi 360) and are looking to build a large modern packhouse. • Katikati – There are landowners in the area who are not interested in subdividing so council are now looking at the Busby/Henry road area due to lack of developable land. Initial feasibility study taking longer than expected because of the need to match infrastructure servicing and population growth rates. • Omokoroa – Council has received approval to prepare structure plan for the remainder of the peninsula – just over 9 years land capacity at present in terms of the NPS on Urban Development Capacity. <p>LIM's are online now so no need to go through normal council process. Currently working on the building consents model then will be looking to do planning consents online.</p>



		It was noted that the long-term population projections are not considered accurate as projections were done before the current migration upturn. Growth assumption in the short term is less than what we are currently planning due to shortage of land. Omokoroa however is running higher than projected.
Agenda #5 Action 11A4 – Combined Consultation Policy	Action 11A4 – update	The desired outcome is to get one common policy across the three councils. It was noted that since the 2016 workshop held with Tangata whenua and the three partner councils nothing further has been done. Tangata Whenua and PDF are very keen to get this completed as a matter of urgency. Bernie to speak to the chief executives on this and get it moving forward. Discussion followed around alignment with RMA process.
	Action	Bernie to speak with CE’s about moving the combined consultation policy forward.
Agenda #6 The Infrastructure Development Code Review Project		Che Hedges was present to provide an update on the project and the three strands: Project 3 – Council have developed an engineering report which will ensure engineers are working to together and ensure consistency and accountability. Project 2 – Intensification project – A draft scope has been written which will be sent out to an external consultant next month. Council will become an external stake holder. Looking to wrap this up in early 2018. Project 1 – Content update – goes live on 1 July. Opening a web page at the same time. 5 docs out for consultation – Che provided an update on all of these.



		<p>The link to the IDC Improvement Project is http://www.tauranga.govt.nz/our-future/strategic-planning/infrastructure-development-code/idc-improvement-project</p> <p>Che welcomes any questions and feedback from developers, as it is essential everyone contribute to make the IDC efficient as well as any issues or concerns voiced in order to be dealt with appropriately. Che can be contacted on che.hedges@tauranga.govt.nz</p>
	Action	All Members are encouraged to provide feedback or discuss any Infrastructure Development Code matters with Che.
Agenda #7 Regional Council activities		No update provided.
Agenda #8 NPS	Update	<p>National Policy Statement for Urban Development Capacity (NPS) and progressing the SmartGrowth Settlement Pattern Review projects – update on progress and the SmartGrowth Technical Implementation Group that is co-ordinating this work across the SmartGrowth Councils</p> <p>Please note: The first requirement of the NPS came into force on 1 June 2017 – monitoring market indicators. A new Housing Affordability Measure has also been released.</p> <p>http://www.mbie.govt.nz/info-services/housing-property/sector-information-and-statistics/housing-affordability-measure</p>



		<p>http://www.mbie.govt.nz/info-services/housing-property/sector-information-and-statistics/documents-and-images-library/HAM%20v%201.0%20Results%20Paper.pdf</p> <p>See page 15 for regional results.</p> <p>Ken Tremaine was present and provided an update. Ken would like to use the Property Developers forum as a sounding board/peer review around government requirements for capacity, demand and supply.</p> <p>Ken noted the government guidance has all come out within the last week including the affordable housing component. The requirement is to monitor.</p>
<p>Agenda #9 First Gas Limited Presentation - plans for natural gas reticulation in Tauranga</p>	<p>Presentation</p>	<p>Clem Cook – First Gas Marketing Manager and Matt Wilson – Gas Distribution Commercial Manager were present to speak to the forum about the recent changes to the business. New investors are now on board and the company are developing an entire new approach to get gas to more households and subdivisions around NZ. They noted the cost to developers is around 10% contribution. It was noted there is a 6-12 months lead time for new development areas - size also need to be considered.</p> <p>Discussion followed around the supply forecast and cost to developers. Developers are encouraged to get in touch with First Gas with any queries. Please contact Clem Cook on the below contact details:</p> <p><i>Clem Cook - Distribution Marketing Manager</i> 021 401 651 clem.cook@firstgas.co.nz</p>



<p>Agenda #10</p> <p>Housing Needs Assessment - new SmartGrowth project (Scoping Paper B)</p>		<p>Assessing the need for housing across the spectrum</p> <p>A new SmartGrowth project is underway to gather up to date data and analysis on the western Bay’s community needs for social and affordable housing. The Housing Needs Assessment will look at both short, medium and long-term needs and actions for housing. SmartGrowth’s independent chair, Bill Wasley, formed a ‘Housing We Need’ reference group following discussions with the Housing Affordability and Social Sector Forums. Both the reference group and the <i>Sustainable Housing in the Bay of Plenty</i> strategic advice paper for community funders (June 2016) highlighted the urgent need for a comprehensive housing needs assessment. Having one agreed evidence base all partners can plan and work from has been a pillar of the SmartGrowth approach throughout its 17-year existence.</p> <p>It ensures alignment of strategies and planning and funding processes across partners, and drives strong collective action and advocacy.</p> <p>Bernie Walsh provided an updated and advised that SmartGrowth are going to fund the project along with the councils. Simone Cuers and the TCC Community Development Team will manage the project. The overall goal is to get a very clear picture of the data we have got and what our response might be.</p>
<p>Agenda #11</p> <p>Any other general business</p>		<p>No items</p>
<p>Agenda #12</p>		<p>Jeff F will attend the coming SLG and present to the group in the Chairs forum section of the meeting regarding the forum wanting to see how all the work across the councils’ transport, land use and planning projects is integrated in a sub-regional manner.</p>



<p>Key messages to SmartGrowth Leadership Group</p> <p>Bernie W – Talk to request from BOPDHB to engage with the PDF</p>		<p>A ‘visual mapping’ of all the work on an A3 poster and how the connections are managed both at an implementation level within and across councils and agencies, and at a high SmartGrowth level may be necessary.</p> <p>Bernie Walsh advised that the DHB would like to connect in with the PDF – they are looking to provide services thoroughly and are hoping PDF can help inform their planning.</p>
	<p>Action</p>	<p>Bernie to invite Sarah Davey to the next PDF meeting.</p>

Meeting Closed: 10.34am Next Forum meeting: 8:30am – 10:30am on Thursday 3 August 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	James Low to invite appropriate staff to update the Forum on public transport Blueprint, sea level rise and floodable areas.



5.	June	Doug S to relay request to Michael Tucker for: 1) A copy of the Urban Centres Hierarchy Technical Assessment (copy attached); and 2) A briefing on the Tauranga Urban Strategy at the next PDF meeting.
6.	June	All Members are encouraged to provide feedback or discuss any Infrastructure Development Code matters with Che.
7.	June	Bernie to speak with CE's about moving the combined consultation policy forward.