



**SmartGrowth Property Developers Forum**  
**Priority One Boardroom, 29 Grey Street, Tauranga**  
**Thursday 3 August 2017 8:30-10:30am**

<b>Forum Members Present</b>	Jeff Fletcher (Chair), Grant Downing (Element IMF), Scott Adams (Carrus Corp), Dave McFarlane (Mantra Properties), Belinda Taurua-Hill (Beyond Ltd), Craig Batchelar (Boffa Miskell), David Needham (Harrison Grierson), Jeff Hextall (S&L Consultants), Carl Salmons (Beyond Ltd), Simon Maxwell (The Lakes),	
<b>SmartGrowth</b>	Bernie Walsh (SmartGrowth Manager), Megan Rumble (Minutes)	
<b>Other</b>	Sarah Davey (BoPDHB), Sharlene Pardy (BoPDHB)	
<b>Partner staff</b>	Michael Tucker (TCC), Campbell Larking (TCC) Apologies: Phillip Martelli (WBOPDC), Janine Speedy (TCC), Che Hedges (TCC)	
<b>Apologies (forum members)</b>	Puhirake Ihaka (Combined Tangata Whenua Forum), Andrew Collins (Harrison Grierson), Nathan York (Bluehaven), Brian Stevenson (Bluehaven)	
<b>Previous minutes and matters arising</b>		The minutes from the 8 June 2017 meeting were accepted by the forum with no matters arising.
<b>Agenda #3</b>	Compact City Project and Centres Strategy Project	Michael Tucker was present to provide an update: Compact City is the overarching project being delivered by TCC which is looking to deliver more growth in the existing urban footprint. The City Centre Zone review that Doug Spittle spoke about at the last meeting has been completed. The conclusion was that there was no need



		<p>in the short term to do a plan change to the operative City Plan. It has been recommended to invest more in amenities in the CBD to make the area more attractive. This will advance through the 2018 LTP. The Compact City project is being incorporated into the Tauranga Urban Strategy. This focuses on how Tauranga is going to respond to growth pressure. It is early days for the strategy and at this stage it has to be discussed with CE's and will be shown to Tauranga politicians next. Michael would then like to bring the draft to this group (and other SmartGrowth forums). It was noted that the strategy is working in parallel with the NPS.</p> <p>The parallel piece of work is the Tauranga urban centres technical assessment which sits under the Compact City banner. Michael circulated the Precis paper (attached). The aim of the technical assessment is to gain a better understanding of existing centres and how they are performing currently. Australian based firm SGS are carrying out the assessment and the next step is the consultants from SGS will come out and speak to stakeholders – late August approx.</p> <p>Michael asked the forum if they would like to be one of the stakeholders SGS speak with. It was agreed that the forum (or representatives from the forum) would meet with SGS. Michael is looking at the most efficient way to manage this but it will likely be a separate meeting possibly with other stakeholder. Michael will be in touch to coordinate this meeting through Jeff.</p>
	<b>Action</b>	Tauranga Urban Strategy - agenda item for October meeting.
<b>Agenda #4</b>	Action 11A4 – Combined Consultation Policy update	This has been ongoing for quite some time and something this forum has raised since the SmartGrowth Strategy launch in 2013. Jeff attended the recent Tangata Whenua Forum (CTWF) and the forum are very much on the same page and want a joint up policy. It has been agreed that WBOPDC and TCC databases will be the correct way forward and correct process for consultation. Jeff noted that CTWF want to ensure that there is early consultation and engagement with relevant Iwi and Hapu moving forward. Jeff noted how



		positive the meeting was and that the CTWF are very much aligned with the PDF views. It was suggested that Jeff and the CTWF jointly speak to the leadership group on this issue however more discussion between the two forums is required first.
	<b>Action</b>	
<b>Agenda #5</b>	The Infrastructure Development Code Review Project	<p>Che was unable to attend but had provided the following update which the chair read to the forum:</p> <p><b>Workstream 1 –</b></p> <p><i>Informal and Formal consultation on the various 16/17 issues is complete.</i></p> <p><i>Some future improvements have been identified in the geotechnical sector but couldn't be provided for under the IDC Review as they impact on Building Consent compliance issues.</i></p> <p><i>The changes to the IDC became operative on 1 July 2017.</i></p> <p><i>An industry presentation / acknowledgement for the general IDC changes was provided on 19/07. Approx. 70 people attended.</i></p> <p><i>An industry presentation / workshop for Ground Soakage / Natural Hazards &amp; Earthworks changes was provided on 26/07. Approx. 110 people attended.</i></p> <p><b>Workstream 3 –</b></p>



		<p><i>This workstream aims to improve linkage and knowledge-flow between resource consent planners and those responsible for detailed engineering and IDC compliance at the time that resource consent applications are considered.</i></p> <p><i>An engineering report has been prepared by City Planning and Growth in conjunction with the Development Engineers and Consents Planners. This report seeks to address the majority of these issues. It is currently being trialled. Other subsequent issues concerning the relationship between the City Plan and the IDC will be addressed in the future.</i></p> <p><i>I wish to thank the Property Developers Forum for the interest that they have shown in this project this year. I am as aware as anyone about how busy people are and the frustrations that can nibble away within our industry. The Property Developers Forum have treated me with respect from Day 1 and I appreciate that. Hopefully I have displayed that back to you in turn.</i></p> <p><i>I'd like to thank your members who provided information, highlighted issues or provided submissions to our processes over the last 9 months. Your time and efforts are acknowledged and appreciated.</i></p> <p><i>Finally, Thank You to Jeff Fletcher who gave his time to me to discuss a few "non-traditional" ideas and for his positive outlook about what could be achieved.</i></p> <p><i>I would like to have thanked you in person but I am away on a very well deserved break.</i></p>
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		<p>Jeff reiterated that Che would like members of the forum to engage collectively and individually with him on any issues/matters arising around the Infrastructure Development Code. Don't hesitate to contact Che: <a href="mailto:Che.Hedges@tauranga.govt.nz">Che.Hedges@tauranga.govt.nz</a></p>
	<b>Action</b>	All Members are encouraged to provide feedback or discuss any Infrastructure Development Code matters with Che
<b>Agenda #6</b>	Regional Council activities	No update from Regional Council at this meeting. Jeff F will contact Fiona McTavish regarding having an update from Regional Council at the October meeting.
	<b>Action</b>	Jeff to speak to Fiona McTavish and look to have an attendee from Regional Council at the October meeting.
<b>Agenda #7</b>	Te Tumu and Tauriko plan changes update	<p>Campbell Larking provided an update to the forum. Campbell is leading the Te Tumu and Tauriko West plan changes on behalf of TCC. The goal is to have Te Tumu open for urban development by 2021. Looking to deliver structure plan by early 2018. Looking to deliver around 7800 dwellings supported by the town centre. There are three main landowners. Tauriko west is also looking to be open by 2021. Three main land owners also. Looking to deliver 3000-4000 new dwellings. Two thirds of the area is located in the Western Bay so TCC are looking to join up for roading projects.</p> <p>Campbell welcomed questions and noted that forum members are welcome and encouraged to contact him with any questions that arise: <a href="mailto:Campbell.Larking@tauranga.govt.nz">Campbell.Larking@tauranga.govt.nz</a></p> <p>Questions and discussion followed mainly around SH29 completion.</p> <p>Campbell gave a brief overview of the structure planning workshops which will take place at three touch points (beginning, middle and end) during the structure planning process for both Te Tumu and Tauriko West. Given the need to engage with the forums they are looking to bring all of the chairs together with the goal to</p>



		<p>incorporate the requests in the forum position papers into the structure planning. The invitation has been sent out for the initial workshops regarding the early structure planning stages.</p> <p>The dates for the workshops are:          Te Tumu 16 August          Tauriko West 6 September</p> <p>Jeff F noted that he is happy to attend the Tauriko West workshop however is conflicted with Te Tumu and would like to put forward a suggestion of nominating Craig Batchelar to attend the Te Tumu workshop given his knowledge of the area. The forum agreed to Craig attending the Te Tumu structure planning workshop.</p> <p>Jeff welcomed forum members to contact him with any particular points to raise, questions or anything to discuss at the workshops.</p> <p>This will be an ongoing agenda item for the next year.</p>
	<b>Action</b>	<ul style="list-style-type: none"> <li>-Forum members welcomed to contact Campbell Larking with any questions around Te Tumu and Tauriko West.</li> <li>-Forum members to contact Jeff F with any points to raise, questions or anything to discuss at the initial structure planning workshops due to take place on 16 August and 6 September.</li> </ul>
<b>Agenda #8</b>	Bay of Plenty District Health Board – Input into SmartGrowth and planning	<p>Jeff welcomed Sarah and Sharlene from the Bay of Plenty District Health Board (DHB) Planning and Funding team. Sarah and Sharlene wanted the opportunity to come and speak to the forum as they are looking to the future and the kind of services they are looking to provide. Looking to how they can have dialogue going forward with the forum.</p>



		<p>Although the DHB have been involved with various SmartGrowth forums over the years the DHB now has Helen Mason, DHB CEO, who sits on the SmartGrowth Chief Executives Group. Board Deputy, Ron Scott is now part of the SmartGrowth Leadership Group and Sarah Davey sits on the SmartGrowth Strategic Managers Group.</p> <p>Sarah spoke about the future of delivering services in the Bay of Plenty. The DHB is the main provider of both hospital and community health services across the BOP. Sarah gave an overview of funding and services across the region.</p> <p>Sarah noted they are keen to understand how the DHB might be able to work together with property developers going forward to deliver services in the new development areas.</p> <p>Discussion followed with scenarios coming out of the Lakes development given as examples of frustrations within the development and planning processes. Discussion also took place around the IDC processes causing frustrations and restrictions and IDC timeframes.</p> <p>It was noted and hoped that the upcoming urban development areas will be an opportunity to try and do things differently to how it has been done previously, break new ground and connect people in the right space.</p> <p>There as discussion around the need to involve the community and ensure community is aware of the pace things are moving.</p> <p>Jeff noted that it would be great to have Sharlene and Sarah back to speak to the forum again later this year/early next year to ensure health in integrated efficiently into these new development areas.</p>
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		<p>Sarah noted she is really happy to be contacted and really keen to hear more examples of the challenges developers are coming up against health services wise.</p> <p>Jeff made the suggestion to Sharlene and Sarah of a one pager similar to the housing diagram showing all the different areas and NGO's the DHB connect with to give an overview of all the work taking place. Sharlene circulated the infographic which was developed last year (attached).</p>
	<b>Action</b>	
<p><b>Agenda #9</b></p> <p><b>Agenda #10</b></p>	<p>Housing Needs Assessment - Update</p> <p>Housing Diagram</p>	<p>The proposer for the Housing Needs Assessment work has been chosen and will start work immediately. The project is looking to be completed by the end of October/November.</p> <p>Bernie spoke to the Housing Diagram. This is part of a series of diagrams Bernie/SmartGrowth will be completing (the next will be around transport) which fit in with Jeff Fletcher's proposal to the SLG at the 21 June 2017 meeting (see below). This is a way of capturing all of the work that is taking place across the partner councils and agencies in a concise and easy to read manner.</p>
	<b>Action</b>	
<b>Agenda #11</b>	<p>Presentation to SmartGrowth Leadership Group on 21 June 2017</p>	<p>Jeff spoke to his proposal which he put forward to the SLG at the June meeting (attached).</p> <p>Given the enormous amount of work taking place across the SG partnership and external agencies, the suggestion was made to capture this in a summary sheet that could be regularly updated.</p>





		The housing diagram included in the agenda is the first of a series of diagrams (the next will be around transport) showing all of the various projects and key workstreams going on. This is a way of showing all of the projects in a concise, quick to understand, manner and links really well into Jeff's request to the Leadership Group. This is an excellent way of communicating to stakeholders also.
	<b>Action</b>	
<b>Agenda #13</b>	<b>General Business</b>	Bernie noted the forum review work, which has recently taken place. The external consultants did a series of 25 interviews and carried out a survey, which went out to all forum members. They have completed their report and have made a series of recommendations, which will be going to the SLG on 16 August.
	<b>Action</b>	
<b>Agenda #14</b>	<b>Key message for SmartGrowth Leadership Group</b>	<p>Tauranga City Council and other councils to prioritise and resource future review work (Project 2 Workstream) on the Infrastructure Development Code (IDC). Sub-regional alignment.</p> <p>Project 2 Workstream – High Density Development / Intensification Issues</p> <p>This project is focused on creating new approaches relevant to medium density within the IDC and other frameworks where required.</p>

Meeting Closed: 10.26 am

Next Forum meeting: 8:30am – 10:30am on Thursday 5<sup>th</sup> October 2017, Priority One Boardroom.



## PROPERTY DEVELOPERS FORUM OUTSTANDING ACTIONS LIST

Action No:	Meeting	Description
1	August	Tauranga Urban Strategy - agenda item for October meeting.
2	August	All Members are encouraged to provide feedback or discuss any Infrastructure Development Code matters with Che.
3	August	Jeff to speak to Fiona McTavish and look to have an attendee from Regional Council at the October meeting.
4.	August	Forum members welcomed to contact Campbell Larking with any questions around Te Tumu and Tauriko West.
5.	August	Forum members to contact Jeff F with any points to raise, questions or anything to discuss at the initial structure planning workshops due to take place on 16 August and 6 September.

# Precis of Tauranga Urban Centres Technical Assessment Study

## Phase 1: Data Gathering and Review

- Includes inception, site visits, context etc
- Gathering of information required – floorspace, transport networks, social infrastructure, capital value ratios, census data, planning projects proposed, travel time information, etc

## Phase 2: Core Urban Structure Characteristics

- Analysis of economic profile – current functionality and future demand
- Analysis of transport profile – PT, active travel, private vehicles
- Analysis of built form – scale and character of buildings
- Analysis of Social Infrastructure – current functionality of facilities, spatial distribution, catchments served, plans for upgrades etc. Future demand based on overall population growth.
- Development of Urban Structure Criteria – that helps establish whether the current network of centres operates as a successful network of centres

## Phase 3: Assessment of Tauranga Urban Form

- Assessment of the overall centre network and how individual centres are performing

## Phase 4: Analysis of Key Drivers

Key Drivers – reasons/influences of performance of centres. Barriers, drivers, etc

Interviews/Stakeholder Engagement – discussion with stakeholders performance of centres and reasons. Also discuss actions/policies etc by Council and likely impact on centres

## Phase 5 – Assessment Report and Recommendations

- Context
- Centre functionality
- Future demand
- Current urban form
- Potential strategies to address any shorfalls

## SmartGrowth Leadership Group Meeting 21 June 2017

### Property Developers Forum Presentation

#### Proposal put forward

*PDF seek a SmartGrowth Partner Strategy and Policy Integration Plan be prepared to show 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 and in turn identify integration linkages between them This would include regulatory and non-regulatory workstreams.*

*The purpose of this is to ensure that there are '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.*

We see this as a key role for SmartGrowth moving forward.

The PDF isn't suggesting that SmartGrowth and the SmartGrowth Partners are not already seeking to coordinate, collaborate and integrate; the proposal is centred on the sheer volume of activity and works being carried out across the partnership and the risk that:

1. Opportunities for improved coordination, collaboration and integration might be missed particularly as new activities are undertaken.
2. Opportunities to adjust existing activities and projects underway might be missed.
3. Monitoring, reviews and reporting on actions and strategies may miss important linkages and changes.
4. The ability to adjust to the fast changing world we live in and changing circumstances is constrained.

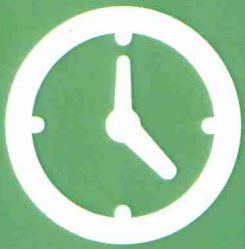
This work will allow for improved governance, management and stakeholder engagement by:

1. Allowing governance to consider strategy direction and decision making to be considered in a continually updated and mapped context.  
This is important when considering strategy and decision making against the SmartGrowth Strategy and actions therein; the actions are now four years old, a considerable amount of work has and continues to be done on the actions,

however there are also changes that have occurred and are occurring that should be considered moving forward.

2. Allowing management to better consider, integrate and connect the activities and projects underway; this will assist with the planning and resourcing challenges that each of the partners faces.
3. Allowing stakeholders and outside parties to better understand how and where all of the activities and projects fit together and where they can best engage or be directed to engage and contribute.

This is particularly important in the increasingly interconnected world we live in where there are opportunities to connect with a wealth of knowledge, experience and ideas to contribute to the success of the Sub-Region.



**985,187**

hours of home support services for over 65s

*A year in the life*  
OF THE  
**BAY OF PLENTY**  
**DISTRICT HEALTH BOARD**

AS AT 30 JUNE 2016

**381**

**CONTRACTS**

with health care providers for health services to the Bay of Plenty community



**38,239**  
VISITS

to the Well Child Tamariki Ora service were made by 9,612 children aged 0 - 5 years



Serves a population of  
**223,430**

**25%**  
(56,020)

IDENTIFY AS HAVING MĀORI ETHNICITY

**32%**  
(71,950)

ARE UNDER 25 YEARS OF AGE

**19%**  
(43,160)

ARE AGED 65 OR OVER



**24,680**

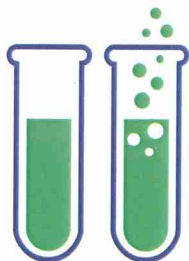
people who smoke have been seen by a GP and provided with advice to quit smoking

**3.6 MILLION**  
community pharmacy prescriptions



**2,703 BABIES**

delivered in birthing facilities



**1,351,553**  
*community*

laboratory tests have been undertaken

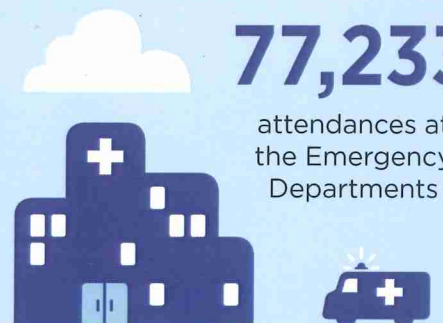
School dental services to an enrolled population of

**39,224**



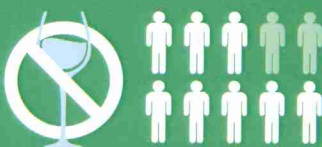
**77,233**

attendances at the Emergency Departments



**80%**

of people are seen within 21 days for alcohol and drug services



**84,189**

district nurse visits



**BAY OF PLENTY**  
DISTRICT HEALTH BOARD  
HAUORA A TOI