



SmartGrowth Property Developers Forum
Priority One Boardroom, 29 Grey Street, Tauranga
Thursday 7 December 8:30-10:30am

Forum Members Present	Jeff Fletcher (Chair), Grant Downing (Element IMF), Andrew Collins (Harrison Grierson), Grant Cowles (S&L Consultants), Belinda Taurau-Hill (Beyond Ltd), Craig Batchelar (Boffa Miskell), Gary Schofield (Thomas Consultants), Jeff Hextall (S&L Consultants), Maru Tapsell (Combined Tangata Whenua Forum), Puhirake Ihaka (Combined Tangata Whenua Forum), Michael Kemeys (Veros), Carl Salmons (Beyond Ltd)	
SmartGrowth	Bernie Walsh (SmartGrowth Manager), Megan Rumble (SmartGrowth Coordinator)	
Other		
Partner staff	Phillip Martelli (WBOPDC), Michael Tucker (TCC), Che Hedges (TCC), Adam Fort (BOPRC), Andrew Mead (TCC), Greg Bassam (TCC)	
Apologies	Dave McFarlane (Mantra Properties)	
Previous minutes and matters arising		The previous 5 October 2017 minutes were accepted by the forum.
Infrastructure Development Code Review Project update – Ché Hedges and Greg Bassam		Ché Hedges and Greg Bassam (TCC Transport Planner) provided an update to the forum. Greg has begun work on the content/intensification response work stream of the IDC project (one of the five). This work stream is for the transport chapter only. The driver for the project is seeking to address the challenges around how to fit everything in around medium density housing and the potential for a narrower corridor.



		<p>The project has just begun and there has been discussions with Auckland Transport and Hamilton City Council regarding the approaches taken for their respective infrastructure Standard reviews. The project is looking to have the new transport chapter in place by mid-July next 2018.</p> <p>Discussion followed around the best way to engage with the Property Developers Forum. It was agreed that technical workshops would be the best method and these will be arranged in early 2018.</p> <p>Further discussion was had around the benefit of getting everyone around the table e.g. TCC Asset Mgrs, PowerCo, broadband etc and having more face to face discussions. It is essential these stakeholders are hearing what's happening on the ground and the reasons we are working toward these outcomes are reinforced.</p> <p>Greg advised that the workshops would be facilitated by a consultant.</p> <p>Ché thanked the forum for their participation over past 12 months which has been invaluable.</p> <p>Greg Bassam – Transport Planner Tauranga City Council Email: 0276094118 Phone: gregory.bassam@tauranga.govt.nz</p>
	Action	
Western Bay of Plenty District Council update 0 Phillip Martelli		<p>Katikati – council are still looking at options in terms of where growth will go. There is not a lot of available land due to landowners not looking to sell. Phillip will update in February.</p> <p>Omokoroa – the two structure planning community engagement open days have taken place and were well attended. The structure planning process has begun and feedback is encouraged - have your say here:</p>



		<p>http://haveyoursay.westernbay.govt.nz/omokoroaplanning. Council will summarise feedback and look to have a technical brainstorm looking at options in February/March. Phillip will possibly come back to the group then. Still looking at land options.</p> <p>Work programme – on hold at present while council are looking at what to do in the housing space. This is relating to the ‘Housing We Need’ work (report to be released 13 December at SLG meeting). Council are considering whether they look at different densities/typologies or not. Watch this space.</p> <p>Question were raised around what to be aware of around next years LTP. Phillip advised there is nothing to note. Development contributions to change over. LTP to be signed off end of May. Consultation March/April.</p>
Action		
<p>Social Infrastructure and Housing – Long term Plan – Tauranga City Council – Andy Mead</p> <p>Tauranga Urban Strategy Update – Michael Tucker</p> <p>Housing Needs Assessment Update – Bernie Walsh</p>		<p>Andy Mead gave an overview of the council long term plan workshops that have been taking place relating to growth. The issue has been broken down and council have held a series of workshops - hard infrastructure, social infrastructure, CBD revitalisation, transport around the Tauranga programme business case, resilience and natural hazards planning.</p> <p>From the social infrastructure point of view there is a need to focus more on the development of active reserves, community centres, libraries, pools. The Long Term Plan draft has provided for these however these are costly particularly around land.</p> <p>Housing: A broad workshop was held with elected members covering the range of issues in the region and there was a strong desire for council to do more around the outcomes needed - social, affordability, density etc. It was noted there is a mismatch around what is being delivered to what the future needs will be i.e. Number of people</p>



per dwelling in the future etc. There were also issues noted around the environmental sustainability e.g. solar panels. Councils around the country are beginning to get involved with the delivery of various typologies and housing initiatives. Andy noted they will look to hold another housing workshop with elected members around February 2018. They will be also be looking at how to integrate with developers around the new growth areas.

Michael Tucker provided an update on the Tauranga Urban Strategy. The committee signed off the draft this week. The strategy picks up the old compact city project and incorporates this. It has a centres based approach. Michael intends on engaging with stakeholders as the next step and will attend forum meetings early 2018 talking about how the strategy could play out on the ground.

The two fact sheets circulated at the workshops provide a good overview to the work Andy and Michael are carrying out. Megan to circulate.

Housing Needs Assessment: Bernie noted the final report will be presented by consultants Chris Glaudel (Community Housing Solutions Ltd) and Ian Mitchell (Livingston Associates) to the SmartGrowth Leadership Group (SLG) on 13 December. The report will be released for the first time on the day and there will be the opportunity for questions and discussion. Meeting post note – link to report <http://smartgrowthbop.org.nz/research/new-research/>

The Housing Needs Assessment is a significant piece of work which takes a very wide view of housing. Bay Trust were involved as a funder along with TCC and WBOPDC. The final report shows the housing typologies we need, number of housing for our community, size of housing and in relation to income. The report will assist us in our response across the sub region. The SLG doesn't have to make any particular decisions at Wednesday's meeting but short and long term actions will be presented. They will need to sign off on next steps. SmartGrowth's role will



		<p>be coordinate the response moving forward – this will be called a Smart Action Framework and will be very visible to everyone. Suggestions are welcome around policy responses and prioritising. The challenge is around how to integrate this work with the National Policy Statement for Urban Development Capacity work. The work will also inform a future SmartGrowth Tauranga Urban Strategy, an update of the SmartGrowth Settlement Pattern and a review of the SmartGrowth Strategy planned for 2019.</p> <p>A second stream of the Housing Needs work is planned with a framework being prepared for the March 2018 SmartGrowth Leadership Group meeting; this will form part of the SmartGrowth bid to the LTP’s.</p> <p>The Housing Needs work will also input into the Regional Investment Oversight Group (RIOG) a new group that will be looking across investment focusses and priorities for the region.</p> <p>Also on the SLG agenda is the sub regional report which is a good way to have everything in one place. http://smartgrowthbop.org.nz/media/1969/2017-smartgrowth-development-trends-report-final.pdf</p> <p>Questions and discussion followed. Discussion was had around impacts technology is going to have. It was noted that this is coming up across structure planning processes. It was noted that the use of data is there already and there are many more opportunities.</p> <p>Bernie noted the SmartGrowth Transport one pager which Megan will circulate.</p>
	Action	Megan to circulate LTP fact sheets and the Transport one pager.
Action 11A4 – Combined Consultation Policy update		All three councils presented at this weeks Combined Tangata Whenua Forum (CTWF) meeting and noted they are still working toward getting a common methodology. As discussed at the last PDF meeting Jeff F is hoping to work with the CTWF on taking a joint position to SLG. Jeff will continue to coordinate with Puhirake and CTWF and will



		look to speak to both SLG and CEAG early 2018.
	Action	Jeff F to speak with Bill Wasley and Shad Rolleston about CTWF and PDF speaking to SLG around the combined consultation policy.
Regional Council activities Adam Fort		<p>Adam Fort provided a Regional Council update. The draft consultation document for the Long Term Plan will be going up for adoption on 14 December. The notification period for submissions is mid Feb/mid March. Hearings will be in April, adoption in late June. Key LTP focusses will be emergency management, passenger transport, flood repairs, biosecurity and targeted rates for public transport.</p> <p>Regarding urban growth it is Adams job to ensure council get the desired outcomes including contributing to structure planning discussions for Te Tumu and Tauriko West, public transport being a priority. Also ensuring the Tauranga Urban Strategy aligns with the future development strategy and RPS changes.</p> <p>Discussion followed. It was noted it is pleasing to see Regional Council are getting in early with notifications. Regulatory changes – Kaituna river document is progressing and looking to adoption April/May/June next year. Will need to be phased in with other RPS changes.</p> <p>Public Transport – The amended Regional Public Transport Plan will be coming out next year. Consultation to be confirmed. Minister sent communication to all regional councils noting multi modal and active transport is of high importance and plans need to be adjusted to reflect that. It was agreed that Adam will provide Regional Public Transport Plan update via email.</p> <p>Questions around realigning urban limit lines to align with infrastructure. Is there further potential for development? Discussion around land use between The Tauranga Eastern Link and Tara Road. Bernie to raise with Bill Wasley and Ken Tremaine.</p>



	Action	Adam to provide update via email on Regional Public Transport Plan. Bernie to raise land use with Bill/Ken – between TEL and Tara Road.
Agenda #13	General Business	<p>Any agenda items or items of interest for discussion in 2018 please notify Jeff. There is an enormous amount of work taking place so there is no shortage.</p> <p>Bernie noted the NZ Planning Institute holding their national conference ‘Breaking New Ground’ in Tauranga in March.</p> <p>SmartGrowth will be starting up Smart Talks again in 2018 – please contact Bernie with any suggestions of topics to cover/include.</p> <p>It was suggested we draw on learning from Auckland Council key outcomes – Infrastructure Development Code workshops.</p> <p>Discussion was had around sequencing. Bernie will work with Ken, Doug and theTIG group on a possible list.</p>
	Action	Bernie to engage with Ken, Doug and TIG group around sequencing.
Agenda #14	Key message for SmartGrowth Leadership Group	Nothing to note.

Meeting Closed: 10.28am

Next Forum meeting: 8:30am – 10:30am on Thursday 1 February 2017, Priority One Boardroom.



PROPERTY DEVELOPERS FORUM OUTSTANDING ACTIONS LIST

Action	Meeting	Description
1.	December	Megan to circulate LTP fact sheets and the Transport one pager.
2.	December	Adam to provide update via email on Regional Public Transport Plan.
3.	December	Jeff F to speak with Bill Wasley and Shad Rolleston about CTWF and PDF speaking to SLG around the combined consultation policy.
4.	December	Bernie to raise land use with Bill/Ken – between TEL and Tara Road.
5.	December	Bernie to engage with Ken, Doug and TIG group around sequencing.