

Property Developers Forum Meeting

Agenda

8:30 – 10:30am, 1 February 2017

Priority One Boardroom, 29 Grey Street, Tauranga

Welcome		
8:30am	1. Apologies	Chair
8:35am	2. Previous minutes and actions from 7 December 2017 (Paper A)	Chair
Key Council and Project Updates		
8:40am	3. Tauranga City Council Development Contributions Policy Review and Fee Changes 4. Tauranga City Council Long Term Plan 5. Tauranga City Council Housing for Greenfields Workshop – 14 February 2018	Ana Blackwood Andrew Mead Andrew Mead/Janine Speedy
9:10am	6. Tauranga Urban Strategy	Michael Tucker
9:30am	7. Western Bay of Plenty District Council – Update	Phillip Martelli
9:40am	8. Action 11A4 – Combined Consultation Policy update	Chair
9:50am	9. Regional Council Activities	Adam Fort

Strategic Long Term SmartGrowth Planning		
10:00am	10. Overview of draft SmartGrowth Business Land Capacity Assessment report. Next steps for completing draft SmartGrowth Housing and Business Capacity Assessment.	Doug Spittle
10:10am	11. Housing Demand and Need in Tauranga and Western Bay of Plenty Report http://smartgrowthbop.org.nz/media/1971/smartgrowth-housing-need-and-demand-report_final-dec-2017-002.pdf	Bernie Walsh
General Business & Recommendations To SmartGrowth Leadership Group		
10.20am	12. Any other general business.	All
10.25am	13. Key message to SmartGrowth Leadership Group	All
10.30am	Meeting Close – Next Meeting Thursday 5 April 2017, Priority One Boardroom, 29 Grey Street, Tauranga	Chair

1. Purpose

The purpose of the Property Development Forum ('the forum') is to draw on existing experience and to positively contribute to the ongoing evolution and success of the SmartGrowth Strategy ('the strategy') as it undergoes its first full review and enters the second decade of its long term 50 year planning horizon. The forum will enable direct property industry participation in the strategy review and subsequent strategy implementation in order to provide vital private sector input, in collaboration with the strategy partners and lead agencies into the wide range of challenges faced in the sub-region, including specific input into:

- Land use and urban form, including the RPS and resulting City and District Plan responses.
- Infrastructure planning, funding and implementation.
- Housing affordability.
- Development viability.
- Economic growth.

2. Role

The role of the Property Development Forum ('the forum') is as follows:

a) Review of SmartGrowth Strategy

The forum will have direct input into the following aspects of the strategy review:

- The review project brief.
- The review scope.
- Research identification, scoping and implementation.
- Representation and participation in the various strategy review work streams and associated workshops.
- The Settlement Pattern Review.
- The draft Strategy Review.

b) On-going SmartGrowth Strategy Input

Following the strategy review the Forum will have ongoing input into the strategy implementation including the following specific aspects:

- Providing input and feedback in respect of partner projects relating to strategy actions where such input is sought by the SmartGrowth Strategic (Managers) Group (SSG) projects
- Monitoring of strategy actions.
- The development of statutory and non statutory policies by the SmartGrowth Partners that either arise from the strategy or have the potential to impact on the strategy.
- SmartGrowth representations to regional and national forums and central government.

3. Membership

The Property Development Forum ('the forum') membership consists of representation from the following property industry sectors:

- Property Industry Representative Organisations eg Property Council of New Zealand.
- Landowners / Developers.
- Land Developers and Subdividers.
- Property Developers – Residential and Commercial.
- Property Industry - Management Consultancies.
- Property Industry – Professional Services Consultancies.
- Building Contractors – Residential and Commercial.

4. Other SmartGrowth Forums and the SmartGrowth Strategic (Managers) Group (SSG) – Linkages and Reporting

In order to provide transparency, a member (an alternate can be appointed) of the other SmartGrowth Forums and the SSG (as selected by those groups) will be invited to attend and participate in the Property Development Forum meetings.

For consistency, only the members nominated by each individual forum / group shall attend these meetings. These members will be able to report back to their respective forum / groups on the Property Development Forum meetings.

A reciprocal arrangement will also apply allowing the Property Development Forum to appoint a member (alternate can be appointed) to attend and contribute to the Strategic Partner Forum. Meeting minutes and reports for each of the forums will be circulated to the other forums.

5. SmartGrowth Leadership Group (SLG) – Linkages and Reporting

The forum members are able to present to the SmartGrowth Leadership Group at any of the formal meetings with agreement of SLG Chair and at any agreed workshops, held between SLG and the forum. Every six months SLG has a workshop with the individual forums to discuss a range of matters and issues.

The minutes of the forum meetings are provided to SLG as part of the regular reporting process and any particular issues are drawn out and highlighted in the bi-monthly report presented to SLG by the Independent Chair and Implementation Adviser.

The minutes are also provided to the SmartGrowth Strategic (Managers) Group for information and for actioning of any particular matters.

6. Information Provision and Feedback

Relevant draft reports, ideas, submissions, and proposed initiatives are provided to the Forum for discussion and input prior to matters going to SLG. These may be part of a meeting agenda item, or if between meetings, circulated by email to the Forum Chair, for feedback.

7. Meeting Attendance and Presentations

The Independent Chair and Implementation Advisor may attend meetings from time to time, provide written reports, advice and seek input on various matters. There are also a range of presentations on matters of interest to SmartGrowth Leadership Group and to Forum members.

SLG members may also be invited to attend the Forum from time to time.

Property Developers Forum – Membership (PDF)

Members	Representation/Group	Members	Representation/Group
Jeff Fletcher (Chair)	Bconn/Te Tumu Landowners Group	Steve Short	Independent
Puhirake Ihaka	Combined Tangata Whenua Forum	Tim McBride	S+L Consultants
Maru Tapsell	CTWF	Petr Koch	Hawridge
Peter Cooney	Classic Builders	Richard Coles	MPad
Aaron Collier	Aurecon	Scott Adams	Carrus Corp
Andrew Collins	Harrison Grierson	Simon Maxwell	The Lakes
Bob Clarkson	Independent Landowner	Dave MacFarlane	Mantra Properties
Bob Thorne	Thorne Group	Roku Mihinui	Te Arawa
Belinda Taurau-Hill	Independent - Senior Resource Environmental Planner	Michael Kemeys	Veros Property Services
Nathan York	CEO Bluehaven Management		
Brian Stevenson	Bluehaven		
Brian Goldstone	Goldstones		
Colin Kemeys	Stratum		
Craig Batchelar	Boffa Miskell		
David Needham	Harrison Grierson		
Grant Cowles	S&L Consultants		
Grant Downing	Element IMF		
Jason McClintoch	Certified Builders		
Jim Lochhead	Carrus Corp		
Mark Maystone	Maniaroa		
Gary Scholfield	Thomas Consultants		

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		<p>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> <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	
<p>Western Bay of Plenty District Council update 0 Phillip Martelli</p>		<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: 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 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.</p> <p>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.</p> <p>The two fact sheets circulated at the workshops provide a good overview to the work Andy and Michael are carrying out. Megan to circulate.</p> <p>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/</p>
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		<p>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 be to 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 week's 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	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>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.