

SmartGrowth Property Developers Forum
Priority One Boardroom, 29 Grey Street, Tauranga
Thursday 1 February 2018, 8:30-10:30am

Forum Members Present	Jeff Fletcher (Chair), Aaron Collier (Aurecon), Craig Batchelar (Boffa Miskell), David Needham (Harrison Grierson), Grant Downing (Element IMF), Jeff Hextall (S&L Consultants), Scott Adams (Carrus Corp), Nathan York (Bluehaven Management), Doug Spittle (Momentum Planning and Design)	
SmartGrowth	Bernie Walsh (SmartGrowth Manager), Megan Rumble (SmartGrowth Coordinator/Minutes)	
Other		
Partner staff	Phillip Martelli (WBOPDC), Michael Tucker (TCC), Andrew Mead (TCC), Anna Hancock (TCC) Apologies: Damon Mathfield	
Apologies (forum members)	Michael Kemeys (Veros), Dave McFarlane (Mantra Properties), Carl Salmons (Beyond Ltd), Andy Sutton (Tailor)	
Previous minutes and matters arising		The previous 7 December minutes were accepted by the forum with no matters arising. Previous actions 1&2 complete. Actions 3-5 ongoing.
Tauranga City Council Activities: Development Contributions Policy Review and Fee Changes Long Term Plan Housing for Greenfields Workshop – 14 February 2018		Andy Mead provided updates on Development Contributions and Long Term Plan (LTP). Andy advised Ana Blackwood is going off on maternity leave, contact Andy in the interim for any development contribution queries. The proposed increases in development contributions were identified. Reasons for increases included changes to unit rates and increased actual project costs. The largest increase related to the citywide charges due to increased costs associated with the Te Maunga wastewater treatment plant. It was noted that further work was underway to determine whether this cost increase was necessary. Post PDF meeting, this work has been completed and the increase to the citywide charges has been reduced to approximately 4%.

		<p>It was also mentioned that the Council would be considering whether it wanted to consider charging lower development contributions for Papakāinga development. This will occur in the next 1-2 months.</p> <p>Andy to confirm LTP sign off dates.</p> <p>Post PDF Meeting; TCC LTP Dates confirmed as:</p> <ul style="list-style-type: none"> • Consultation Document available and consultation on LTP – 16 March to 16 April 2018 • Hearings 10 May to 15 May 2018 • Adoption of final LTP 28 June 2018 • LTP printed and distributed 29 June to 6 July 2018 <p>Housing for Greenfields Workshop – Discussion was had around the Property Developers Forum position and taking this forward to the workshop. It was agreed that Craig Batchelar would represent PDF at the workshop. Housing Affordability outcomes were discussed and the PDF view given the private sector. The PDF support partnership approaches and joint venturing with central and local government, but not inclusionary zoning and value uplift mechanisms which intervene with the market. It was agreed forum members would send key issues through to Jeff F to collate for Craig to take to the workshop.</p>
	Action	<p>Andy to confirm LTP sign off dates.</p> <p>Forum members to send key issues for Housing for Greenfields Workshop to Jeff F before 13 February.</p>
Tauranga Urban Strategy		<p>Michael Tucker and Ana Hancock presented to the forum – PowerPoint available on below link: https://www.dropbox.com/s/o4bcv2mvtrmxsdn/Presentation%20to%20stakeholders%20on%20the%20draft%20Tauranga%20Urban%20Strategy%20%28A8445491%29.ppt?dl=0</p> <p>Have your say – Help guide the future development of the city. The draft Tauranga Urban Strategy has been endorsed by Tauranga City Council for the purposes of public consultation.</p> <p>Tauranga City Council would like to find out what the community think about some of the key proposals in the Urban Strategy. There are five questions and responding will take around three minutes. This survey is</p>

		<p>open 1 Feb – 28 Feb. Results will be posted on the link below following the closure date. http://www.tauranga.govt.nz/our-future/strategic-planning/strategic-focus/tauranga-urban-strategy</p> <p>If you have any other feedback or questions about the Urban Strategy, please email urban@tauranga.govt.nz</p> <p>Discussion followed and it was noted full consultation will take place later in the year and direct engagement with affected communities before the end of the year.</p> <p>Discussion followed around what needs to happen for this to be successful. It was noted communities will need to see clear examples of what higher density can look like and realise higher density does not mean apartments/high rises. Careful integration with transport will be key to the success of this also.</p>
	Action	
Western Bay of Plenty District Council – Update – Phillip Martelli		<p>Te Puke: No further update on available land.</p> <p>Omokoroa: Good feedback at the two open days that were held late 2017.</p> <p>Work programme going to a Council workshop next week regarding the forthcoming year. Natural hazards is high on the list.</p> <p>Housing review response discussion will take place this year. Residential section of district plan will have a complete review. Also the post-harvest zones. How can they expand given changes in kiwifruit industry, and seasonal worker housing. The later will also form part of the Residential review.</p> <p>The team are looking at a possible new staff member in the new financial year.</p> <p>Queries were raised around Waihi Beach capacity. Phillip advised Katikati and Omokoroa are the priorities at this stage. There are certainly challenges around Waihi Beach.</p>
	Action	

Action 11A4 – Combined Consultation Policy update		Ongoing action for Jeff F to speak with Bill Wasley and Shad Rolleston regarding Property Developers and Combined Tangata Whenua Representation joined presentation to the SmartGrowth Leadership Group.
	Action	
Regional Council Activities		<p>Adam Fort was unable to attend however had provided Bay of Plenty Regional Councils revised and new routes as part of planned changes to Tauranga Passenger Transport. These are currently <u>draft</u> and council may have some further changes following their tender process with operators and ongoing negotiations regarding future interchange locations.</p> <p>For an update on general transport matters - see the Regional Transport Committee agenda for 2 February 2018 which has just gone live at https://www.boprc.govt.nz/about-council/meetings-and-agendas/committee-structure/regional-transport-committee/</p> <p>For further information please contact Adam Fort or Joe Metcalfe at Bay of Plenty Regional Council.</p> <p>It was noted funding to be through targeted rating. Consultation to come on this.</p>
	Action	Megan to circulate links and maps to forum. Post note: Circulated via email 1 February 2018
<p>Overview of draft SmartGrowth Business Land Capacity Assessment report.</p> <p>Next steps for completing draft SmartGrowth Housing and Business Capacity Assessment.</p>		<p>Doug Spittle provided an update. This is one of the pieces of work under the National Policy Statement for Urban Design Capacity (NPS-UDC). The first task was to do a capacity assessment showing current capacity and future capacity. Clear actions will come out of this for the short, medium and long-term. Feasibility analysis will also be done including looking at previous trends. It is encouraged that this data is made available once complete. Observation is greenfield growth is going to be the majority in the Western Bay. This work is getting finalised and will become available in March. Next steps is the Future Urban Development Strategy. Council projects/strategies will feed in to this strategy. This work will go to the SmartGrowth Leadership Group on 21 March for sign off.</p>
	Action	
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

		<p>This work is significant for SmartGrowth. This gives a solid base to inform discussion going forward and clear evidence to central government showing dire situation. The 13 actions consultants have produced are very evidence based. Consultants were in the space of not being reactive and jumping to solutions. One page summary of the research and analysis: http://www.smartgrowthbop.org.nz/media/1980/fact-sheets_a4_housing-demand-and-need.pdf</p> <p>SmartGrowth Development Trends latest publication: http://www.smartgrowthbop.org.nz/media/1979/fact-sheets_a4_development-trends.pdf</p>
	Action	
Any other general business		Nothing to note.
	Action	
Key message for SmartGrowth Leadership Group		Nothing to note.

Meeting Closed: 10.33am

Next Forum meeting: 8:30am – 10:30am on Thursday 5 April 2018, Priority One Boardroom.

PROPERTY DEVELOPERS FORUM OUTSTANDING ACTIONS LIST

Action No:	Meeting	Description
1	December	Jeff F to speak with Bill Wasley and Shad Rolleston about CTWF and PDF speaking to SLG around the combined consultation policy.
2	December	Bernie to raise land use with Bill/Ken – between TEL and Tara Road.
3	December	Bernie to engage with Ken, Doug and TIG group around sequencing.

4.	February	Andy to confirm LTP sign off dates.
5.	February	Forum members to send key issues for Housing for Greenfields Workshop to Jeff F before 13 February.
6.	February	Megan to circulate links and maps to forum. Post note: Circulated via email 1 February 2018