



**SmartGrowth Property Developers Forum**  
**Ignition Boardroom, 29 Grey Street, Tauranga**  
**Thursday 5 April 2018, 8:30-10:30am**

<b>Forum Members Present</b>	Jeff Fletcher (Chair), Scott Adams (Carrus Corp), Brian Stevenson (Bluehaven Holdings), Nathan York (Bluehaven Management), Dave McFarlane (Mantra Properties), Jeff Hextall (S&L Consultants), Andy Sutton (Tailor Inc), Michael Kemeys (Veros), David Needham (Harrison Grierson), Grant Downing (Element IMF), Brian Gillett (BGT Developments)
<b>SmartGrowth</b>	Bernie Walsh (SmartGrowth Manager), Megan Rumble (Minutes)
<b>Partner staff</b>	Phillip Martelli (WBOPDC), Janine Speedy (TCC), Che Hedges(TCC), Natalie Rooseboom (TCC), Christine Jones (TCC), Campbell Larking (TCC), Andy Mead (TCC)
<b>Apologies</b>	Mike Stott (Lysaght), Andrew Collins (Harrison Grierson), Scott Hamilton (Quayside), Adam Fort (BOPRC)
Previous minutes	The previous 1 February 2018 minutes were accepted by the forum with no matters arising.
Greenfield Housing Workshop update	<p>Janine Speedy provided an update:            On Wednesday 14 February 2018, Council held a Housing in Greenfields Areas Workshop. The purpose of this workshop was the following:</p> <ul style="list-style-type: none"> <li>• To hear a broad range of views on the housing outcomes we should be expecting with Te Tumu and Tauriko West urban growth areas including:               <ul style="list-style-type: none"> <li>○ Typology</li> <li>○ Size</li> <li>○ Density</li> <li>○ Price points</li> </ul> </li> </ul>



<p>Property Developers Forum Presentation Craig Batchelar spoke to on 14</p>	<ul style="list-style-type: none"> <li>○ Accessibility for aging population</li> <li>○ To inform the Council’s thinking on how it could influence these housing outcomes</li> <li>○ Consider the possible role of Council in influencing these housing outcomes</li> </ul> <p>This included presentations from the SmartGrowth Forums, developers, central government (MBIE and MSD), Queenstown Lakes District Council and LifeMark. Feedback was received at the workshop and afterward from a range of participants.</p> <p>There was a second workshop with elected members on 3 April 2018 at the City Transformation Committee meeting.</p> <p>The purpose of the workshop on Tuesday 3 April was:</p> <ul style="list-style-type: none"> <li>● Refresh on information provided at the Housing in Greenfield Workshop held on 14 February 2018</li> <li>● Outline the feedback received at/after the workshop</li> <li>● Explain and build understanding of the options available ahead of a committee report in the coming months, including risks and opportunities.</li> </ul> <p>The next steps following the Committee workshop are:</p> <ol style="list-style-type: none"> <li>1. Formal Report to Committee (released May or June)</li> <li>2. Committee to pass resolutions to provide direction on housing options to implement and/or further investigate</li> <li>3. Council endorsement of Committee recommendations</li> <li>4. Staff implementation (e.g. through plan change and/or other mechanisms)</li> </ol> <p>Jeff F spoke re: Craig Batchelar’ presentation. Jeff acknowledged Craig’s input and presentation to the workshop which really captured the discussion that PDF had in February and the clear message with regard to that in general PDF does support change and enabling change but does not support market intervention relating to inclusionary zoning and value uplift which</p>
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February at Housing in Greenfield workshop		<p>distorts the market. The housing affordability issue is a much bigger issue and a much wider than just a local one with wage growth almost flat lining and housing cost increasing. No market intervention will solve this.</p> <p>Jeff noted the forum stepped up and showed strength in the collective view.</p>
	<b>Action</b>	
Natural Hazards and Liquefaction		<p>Christine Jones and Campbell Larking spoke to the forum. They are working on a resilience project at present. The project has two elements:</p> <ol style="list-style-type: none"> <li>1. Identification of key hazards</li> <li>2. Workshop day/brain storm with experts – 12 attended. Have developed a seven step work plan from there.</li> </ol> <p>Step one and two of the project have been implemented already.  Step one is a stock take of hazard knowledge.  Step two is how we will identify critical infrastructure.</p> <p>The thinking is to create a multilevel map containing all hazards. Council want to take the lead in mapping and managing all natural hazards and improve information available. A key component of this are geotechnical and liquefaction hazards, Tonkin &amp; Taylor have provided a general map showing where they currently have geotechnical and liquefaction data, showing a good spread across the area. The goal is to minimise developers having to go through their own process around accessing geotechnical and liquefaction data which is adding costs to every development. With enough of a spread across the city each development shouldn't have to do their own CPT's and assessment. The intent of this work is to obtain data that individual developers (via their consultant) have and create liquefaction map of high risk, low risk or otherwise. CPT's</p>



		<p>are slowing development down at present given they are so far booked in advance. Existing areas are going to have the most benefit given we can use the existing data.</p> <p>It was noted that this is something Christchurch has done already where consultancies started loading their data into a centralised system. Council would like to replicate same database.</p> <p>Jeff noted it would be helpful to get a summary of the objectives and benefits of this in order to communicate to the wider development community. The benefits would include showing how this will negate the need to do CPT's or bore logs in many instances.</p> <p>Campbell advised that \$1.7m is allocated for getting good data but at the moment gaps are too big. Council will have a dedicated resource from 1 July if budget is approved and possibly a project team.</p> <p>There was endorsement in principle from the Property Developers forum for the project.</p> <p>A short discussion followed around the one tree per lot policy in sub-divisions. Cam and Jeff to arrange a separate session to discuss this.</p>
	<b>Action</b>	<ul style="list-style-type: none"> <li>- Cam to send a summary of the objective of the data mapping to Jeff F for circulation/communication to Property Developers.</li> <li>- Cam to engage with Jeff F around one tree per lot – separate session will be held</li> </ul>
Residential zone city plan provisions		Andy Mead spoke to the forum.



		<p>An issue arose at the recent City Transformation Committee meeting and it was noted the committee would like staff to look at what is prohibiting small scale developments. A range of suggestions have some back. A Workshop session will take place 11 April, 11-1pm – this is an open workshop, all welcome.</p> <p>It was noted the suburban residential zone has its issues. The question is where does it fit in in terms of priority in plan changes? I.e. change soon or leave until full review? The next plan review will this year but exact timing is TBC – looking to scoping second half of year. Major project.</p>
	<b>Action</b>	
<p>The Infrastructure Development Code Review Project</p>		<p>Ché Hedges and Natalie Rooseboom were present to provide an update. Natalie takes over from Graham. Natalie’s background - three years at Tauranga City Council in Asset Management team. Natalie worked for both consultants and developers. Experience with resource consents and designs for subdivisions. Civil Engineering background/Masters in sustainable engineering at Auckland Uni.</p> <p><b>IDC Project 1: IDC Content (Ché)</b></p> <ul style="list-style-type: none"> <li>- Main review topic is Manholes. This is being completed in conjunction with a National Framework initiative.</li> <li>- Network Utility / Road Zone work has recommenced.</li> <li>- Draft Carriageway Pavement Specification out for pre-editing user comment</li> </ul> <p><b>IDC Project 2: Intensification (Ché)</b></p> <ul style="list-style-type: none"> <li>- Scoping project complete e.g. meeting co-stakeholders, identifying issues</li> <li>- Auckland Transport have been invited to TCC to explain their outcomes</li> <li>- Consultant will be engaged to complete the works</li> </ul>



	<ul style="list-style-type: none"> <li>- Greg Bassam, TCC Transport Planner is looking after the Transportation issues for TCC</li> <li>- Kate Dawkings (new staff), Planning Engineer (Waters) is looking after the Waters issues for TCC</li> <li>- Estimate Developer contact in 2-3 Months</li> <li>- Estimated Completion December 2019</li> </ul> <p><b>IDC Project 3: Asset Manager Understanding of the City Plan (Ché)</b></p> <ul style="list-style-type: none"> <li>- An internal reporting tool has been developed to assist the processing of engineering issues at Resource Consent time between Development Engineers, Asset Managers &amp; Planners</li> </ul> <p><b>Other Issues (Ché)</b></p> <ul style="list-style-type: none"> <li>- Retaining Walls incl. effect on other assets</li> <li>- Tree Species review</li> <li>- Pressure Pipe Testing Guideline review</li> </ul> <p><b>IDC Project 4 &amp; 5: Internal / External Compliance of with the IDC (Natalie)</b></p> <p>Natalie is leading a series of Workshops &amp; Projects that include:</p> <ul style="list-style-type: none"> <li>- System, Process &amp; Delegations for Alternatives to the IDC</li> <li>- Identification &amp; prioritisation of Issues that require urgent attention</li> <li>- System &amp; Process for 10yr review of infrastructure</li> <li>- Resources to support the IDC</li> <li>- Principles of Working</li> </ul>
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		<p>Ché will contact Jeff F and David N shortly regarding a workshop to discuss the Utility Alignment Design Tool which is the short term solution (until IDC Project 2 is completed) to issues arising from development intensification and Health &amp; Safety concerns e.g. fitting all services and infrastructure into, and appropriate sizing of, the road corridor (Road Zone).</p> <p>Ché advised that Grant Dowling, Victoria Kingi, David Needham and Simon Maxwell all represented the PDF &amp; the City well at the recent LDEG forum by sharing honest &amp; proactive information regarding development within Tauranga City.</p> <p>Ché and IPWEA NZ really appreciate the efforts &amp; input. The attendance record for the event was doubled &amp; the feedback to date has been outstanding.</p> <p>Jeff thanked Ché and Natalie for their continued communication and dedication and further encouraged people to contact Ché and Natalie with any questions or comments.</p> <p>Ché Hedges 027 453 5454 <a href="mailto:Che.Hedges@tauranga.govt.nz">Che.Hedges@tauranga.govt.nz</a></p> <p>Natalie Rooseboom Manager: Asset Planning &amp; Information 027 276 2211 <a href="mailto:Natalie.rooseboom@tauranga.govt.nz">Natalie.rooseboom@tauranga.govt.nz</a></p>
	<b>Action</b>	Ché will contact Jeff F and David N shortly regarding a workshop to discuss the Utility Alignment Design Tool



Action 11A4 – Combined Consultation Policy		No update. Jeff still to speak with Shad and Bill about moving this action forward.
	<b>Action</b>	
Regional Council activities		See partnership report.
	<b>Action</b>	
Western Bay of Plenty District Council – Update		<p>Omokoroa – A technical workshop to develop options for stage 3 structure planning was held in February. We are currently working up the options and hope to bring these to the community and stakeholders in late May. Alongside that project Council are also reviewing parts of the District Plan relating to urban design including residential provisions right down to yard requirements, lot boundaries etc. Need to engage with developers and builders. Phillip asked if it is best to have separate workshops? It was agreed a separate engagement process with this group would be best. It was noted it is also essential to get group builders actively involved. Phillip noted they are looking to other different approaches to get feedback also, such as street meetings with house owners. Phillip is open to other suggestions/examples nationally or internationally that have been successful.</p> <p>Western Bay Council is looking at developing their own housing action plan working in parallel to the TCC one.</p> <p>Philip and Bernie noted the following strategy connections:</p> <ol style="list-style-type: none"> <li>1. Future Development Strategy (FDS) – this is required by the National Policy Statement for Urban Development Capacity – by the end of 2018 Councils have to have the FDS in place. Councils have to produce a plan which looks out 30 years and what development over that time looks like. How much intensification and infill is going to occur will then indicate Greenfield need. Once this data is collated consultation will begin. We need to also consider what effects</li> </ol>



		<p>areas have on other areas e.g. issues with Katikati waste water preventing growth so other areas <b>may</b> need to take more growth.</p> <p>2. The Tauranga Urban Strategy (TUS) will be incorporated into FDS. The FDS is also focussed on what it takes to make good communities e.g. schools. There is a shortage of secondary schools in the area for the amount of growth we will experience. Megan to send FDS timeline to forum.</p>
	<b>Action</b>	<ul style="list-style-type: none"> <li>- Any different examples of engaging with communities nationally or internationally please send through to Phillip.</li> <li>- Megan to circulate Future Development Strategy timeline.</li> </ul>
Smart Housing Action Framework		<p>Bernie Walsh spoke to her presentation. The SmartGrowth Leadership Group (SLG) approved the Smart Action Framework in March. There are four key focus areas within the framework. These will be led by various Council partners, stakeholders and SmartGrowth. Please see <a href="#">here</a> for the full PowerPoint presentation.</p> <p>It was noted that SLG have asked for a progress report at each SLG meeting advising how the four key areas are tracking. SLG also resolved at the March meeting an independent resource to prepare a project plan for transport sub-regionally. It is now up to Council CE's to recruit the person. This will also be a standing reporting item at each SLG meeting.</p> <p>The housing map one pager has been updated and some work has now been completed – <a href="#">here</a>.</p> <p>Bernie noted the SmartGrowth Regional Land Transport submission – feedback from the PDF was that there are gaps in the submission. Bernie advised that Bill Wasley will be speaking to this and advised that she would pass this feedback onto Bill.</p>
	<b>Action</b>	



SmartGrowth bi-monthly partnership report and; Highlights report		For reading.
	<b>Action</b>	
General Business		Nothing to note
	<b>Action</b>	
Key message for SLG		Nothing to note

Meeting Closed: 10.37am

Next Forum meeting: 8:30am – 10:30am on Thursday 7 June 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.	April	Cam to send a summary of the objective of the data mapping to Jeff F for circulation/communication to Property Developers



3	April	Cam to engage with Jeff F around one tree per lot – separate session will be held
4.	April	Ché will contact Jeff F and David N shortly regarding a workshop to discuss the Utility Alignment Design Tool
5.	April	Any different examples of engaging with communities nationally or internationally please send through to Phillip
6.	April	Megan to circulate Future Development Strategy timeline (attached)

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