

**Property Developers Forum Meeting
and Infrastructure Development Code Transport chapter update**

Agenda

8:30am – 11:00am, Tuesday 2 October 2018

Harrison Grierson, 60 Spring Street, Tauranga

Welcome		
8:30am	1. Apologies 2. Previous minutes and matters arising from 2 August 2018 (Paper A)	Jeff Fletcher
8:35am	3. Introduction (round table)	Sarah Dove / Jeff Fletcher
SmartGrowth and Key Council Updates		
8:45am	4. Tauranga Urban Strategy update	Ana Hancock
IDC Transport Chapter Update		
9:15am	5. IDC Transport update project background	Sarah Dove
9:25am	6. Place vs. Link function	Lucy Godfrey / Sid Scull
9:55am	7. Draft street typologies and discussion	Lucy Godfrey / Sam Coles
10:55am	8. Next Steps	Sarah Dove
11.00am	Meeting Close – Next Meeting Thursday 29 November 2018, Priority One Boardroom, 29 Grey Street, Tauranga	Chair

Terms of Reference

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)

Name	Organisation	Name	Organisation
Jeff Fletcher	Bconn/Chair	Jason Rogers	
Puhirake Ihaka	CTWF	Jeff Hextall	S&L Consultants
Aaron Collier	Aurecon	Jim Lochhead	Carrus Corp
Andrew Collins	Harrison Grierson	Lyndon Marshall	



Andy Sutton	Tailor	Mangatawa Papamoa Blocks	
Annie Hill	Priority One	Mark Apeldoorn	
Bill Wasley	Independent Chair	Mark Day	Barrett Homes
Belinda Taurau-Hill	Maven	Mark Maystone	Maniaroa
Bob Clarkson	Independent Landowner	Maru Tapsell	CTWF
Bob Thorne	Thorne Group	Matire Duncan	
Brian Goldstone	Goldstones	Matt Allott	Boffa Miskell
Brian Gillett	BGT Developments	Michael Kemeys	Veros Property Services
Brian Stevenson	Bluehaven	Mike Stott	Lysaght Consultants
Carl Salmons	Maven	Murray Beets	
Colin Booth		Nathan Sanderson	Sanderson Group
Colin Reeder		Nathan York	Bluehaven Management
Craig Batchelar	Boffa Miskell	Peter Cooney	Classic Builders
Craig McGarr		Petr Koch	Hawridge
Darryl Fox		Richard Coles	Mpad
Dave Macfarlane	Mantra Properties	Roku Mihinui	Te Arawa
David Page	Neil Group	Rowesdale	
Daryl Edgecombe		Scott Adams	Carrus Corp
David Needham	Harrison Grierson	Shae Crossan	Stratum
Duarne Lankshear		Shane McConnell	G.J Gardner Homes
Dwayne Roper		Simon Maxwell	The Lakes
Gary Scholfield	Thomas Consultants	Scott Hamilton	Quayside
Graham Clarke		Steve Short	Independent
Grant Cowles	S&L Consultants	Tauranga Registered Master Builders	
Grant Downing	Element IMF	Tim McBride	S&L Consultants
Howard Smith	Ngai Tahu Property	Victoria Kingi	



SmartGrowth Property Developers Forum
Priority One Boardroom, 29 Grey Street, Tauranga
Thursday 2 August 8:30-10:30am

Forum Members Present	Jeff Fletcher (Chair), Grant Downing (Element IMF), Andrew Collins (Harrison Grierson), Scott Adams (Carrus), Nathan York (Bluehaven Management), Ella Jonker (S&L Consultants), David Needham (Harrison Grierson), Mike Stott (Lysaght), Belinda Taurau-Hill (Maven), Craig Batchelar (Boffa Miskell)
SmartGrowth	Megan Rumble (Minutes)
Partner staff	Phillip Martelli (WBOPDC), Andy Mead (TCC), Greg Bassam (TCC), Ché Hedges(TCC) Apologies: Adam Fort (BOPRC)
Apologies (forum members)	Scott Hamilton (Quayside), Daryl Edgecombe, Puhirake Ihaka (Combined Tangata Whenua Forum), Maru Tapsell (Combined Tangata Whenua Forum)
Previous 7 June 2018 minutes and matters arising	The minutes of the 7 June 2018 meeting were accepted by the forum. The forum noted communication received via email with regard to the IDC matters.
Tauranga Urban Strategy and Urban Strategy initiatives approved at the City Transformation Committee on 5 June 2018	Andy Mead provided an update. The draft Tauranga Urban Strategy will be going out for consultation alongside the Future Development Strategy (FDS) in Sept/Oct. To be finalised by the end of this year. The Urban Strategy focusses on development in centres rather than general low scale suburban development. 5 June meeting noted the Urban Strategy is very high-level and there is a need to build an indicative plan to provide clarity around what implementation will look like. Andy noted there are a number of strands to that work: <ul style="list-style-type: none"> - Tweaks particularly to the objectives and policies of the suburban residential zone across the city to assist in resource consent outcomes. - City living zone needs review, the current framework doesn't align with feasible development. - Need to note the large floods of the past. Looking to undertake plan change to include flood risks and make changes. Will effect areas that are prone to flooding which are limited at the moment but may change if sea level rise comes to fruition, it will also

	<p>cover development in the upper parts of catchments that can contribute to downstream flooding – looking to notify sometime in the coming year. Working on the project plan at this stage.</p> <ul style="list-style-type: none"> - There will be a focus on intensification down the Te papa peninsular from the CBD to Greerton. This area is largely resilient to natural hazards aside from some localised flooding risks. There are a number of other factors that encourage development through that corridor initially. Longer term council will look at other opportunities around centres based intensification across other parts of the city. - The team are working with Luke O’Dwyer from Beca who has recently worked on the Hamilton District Plan Review and will provide options to the committee around a longer term City Plan review project. - Final stages of resource consent for Smiths Farm SHA. <p>Andy advised the group to submit views through the submission process of the Future Development Strategy.</p> <p>The group discussed implementation of planning standards. Timeframes discussed and alignment with WBOPDC and Regional Council.</p> <p>Te Tumu plan change. Waiting on outcome from Maori land court, Environment court to follow. Still looking to begin building 2021.</p>
Action	Question for Adam around timing and alignment of National Planning Standards – Jeff to ask Adam/Ruth to attend next meeting to discuss.
IDC – Transport Provisions Project	<p>Greg Bassam from Tauranga City Council provided an update on the Transport Provisions Project. Greg noted this is the long term project/solution to the IDC. There has been a hold on the project since earlier communications and workshop with the Property Developers Forum. Since then the team have engaged consultants Harrison Grierson and Mott Macdonald to deliver the project.</p> <ul style="list-style-type: none"> - Phase 1: looking at the principles – looking to complete by December 2018. Technical detail looking to be completed December 2019. - Greg noted the structure diagram as circulated. Looking to develop a steering group – Jeff F has been invited to represent this group – the steering group will have decision making responsibilities. - Greg noted he is looking to this forum for input and engagement. The thinking is three to four workshops over 18 months. Also looking to develop an online tool – blog structure, not open to public, providing open and ongoing dialogue. Looking to carry out a financial assessment with utility providers too.

	<ul style="list-style-type: none"> - District plan review – identifying linkages and as the project moves forward looking to influence this review and ensure the two align. - Real focus on communities and high amenity. <p>Greg noted the next workshop with PDF is pencilled in for Oct/Nov.</p> <p>Greg invited feedback around online tool, would this be useful?</p> <ul style="list-style-type: none"> - Feedback loop really important – need to hear responses to comments. - Really helpful tool to feed in given not everyone can make it to meetings – include timeframes i.e. deadline for feedback and then date for moderator response. - Include comments ongoing to generate conversation. <p>Greg noted he will also be doing monthly updates for the IDC Transport Provisions project and is happy to circulate.</p> <p>The group discussed collaboration with Auckland and Hamilton. Greg noted Tauranga are looking to align more with the Auckland approach.</p>
Action	<p>Greg to advise date for workshop with PDF post note: IDC Transport chapter workshop confirmed for 2 October. Greg to circulate monthly project updates post note: circulated by Megan 10 August.</p>
Western Bay of Plenty	<p>Phillip Martelli provided an update and noted things are taking a lot longer than they have in past.</p> <p>Omokoroa: Finalising alignments for the connection of Francis to Omokoroa Road and a link between Francis road and Prole Road took longer than anticipated. Looking to finalise this month. Four options will be coming out for consultation in September.</p> <p>Katikati: There are still challenges. Council are talking with landowners to see who are willing to consider development but kiwifruit is taking precedence particularly Gold Kiwi – experiencing this in Te Puke also.</p> <p>The biggest challenge is the National Planning Standards (NPS) as this is getting into determining zones and how many you can have, as well as standard definitions that will create many challenges in the current form. In the short term Council is looking at a complete</p>

	review of the residential section of the district plan – provide more flexibility. Post-harvest zone now as well, then look at full district plan review 3-4 years.
Action	
Future Development Strategy Update (FDS)	<p>Jeff circulated Ken Tremaine’s written update. Phillip M was present and available to answer queries (Phillip is part of the FDS project team). The FDS is looking 30 years out, timeframes are tight as the draft document needs to be submitted by 31 December. The draft will be presented to SLG on 7 September. Phillip noted this is important for integrating with central government around transport.</p> <p>It was noted Paengaroa and Te Puna have generated concern as it is not yet confirmed if they will be developed in the long term or not. This will be a discussion over the next 3-4 years. It is essential to provide more certainty to these communities.</p> <p>The group discussed the RPS and district plan review timing. It was noted the forum would like to see more logical sequencing. There is a need to think about the implications of timing. Single district plan, sub-regional discussed – it was noted this was being looked at by SmartGrowth but was dropped.</p> <p>Concerns noted around focus on the Te Papa peninsula focus and Phillip suggested taking concerns back to the Urban Strategy working group. Concerns around FDS/District plan/RPS. It was also suggested forum members submit through the FDS consultation process.</p>
Action	Scott to take concerns to Urban Strategy working group meeting post note: Scott took the concerns to the Urban Strategy working group meeting on 8 August. It was agreed Ana Hancock will present the latest TUS to the PDF at the September PDF meeting.
Regional Council Activity	<p>Adam Fort was not available to attend the meeting but provided the following written update:</p> <p>Proposed Change 4 (Tauriko West Urban Limit) to the Regional Policy Statement: This is following a Streamlined Planning Process, with Hearings to be held 7-8 August 2018. Pending the receipt of the Commissioners’ recommendations, we are on track to provide the Minister for the Environment with required documents for him to make his final decision. His decision will not be able to be appealed to the Environment Court (only to the High Court on judicial grounds)</p> <p>Bay of Plenty Regional Land Transport Plan 2018: The Regional Council has now approved the Bay of Plenty Regional Land Transport Plan 2018 and it has been submitted to the NZ Transport Agency as an input into developing the National Land Transport Programme 2018-21. A working copy of the final plan is available on https://www.boprc.govt.nz/landtransportplan along with seven deliberations papers that outline the recommendations made by the Regional Transport Committee and the reasons for those recommendations. We may have to re-visit our plan in 2019 as</p>

	<p>the next stage of the Government Policy Statement is set to be released. This will likely include a further focus on rail and rapid transit modes, along with any implications on transport from the Climate Commission. NZ Transport Agency releases National Land Transport Programme on 31 August 2018.</p>
<p>Action</p>	<p>Jeff to ask Ruth/Adam to attend next meeting re: National Planning Standards.</p>
<p>Memorandum of Understanding for Utility Alignment Tool</p>	<p>Memorandum of Understanding for Utility Alignment Tool:</p> <p>Ché Hedges presented to the forum – view the full presentation here. Ché noted Craig Aplin, Project Manager, Powerco and Simon Fitzpatrick, Team Leader: Development Engineering, TCC were due to attend today however they send their apologies as both are away sick.</p> <p>It was noted Vanessa at Ultra-fast fibre has left – Tony Seddon has replaced her in the role of UFB2 Build Manager: Tony Seddon M: 027 839 9506 E: tony.seddon@ultrafast.co.nz</p> <p>Ché provided a recap of the Utility Alignment Tool and an update since the last PDF meeting and tabled the email received from Daryl Edgecombe (with permission) showing confidence in the tool.</p> <p>In general the tool has been received well, an email voicing concern was circulating, it was countered by an email of support, and this has been noted. Ché’s preference is for anyone with concerns or ideas to sit down and have a discussion.</p> <p>Ché noted in PDF signing the MoU this kick starts the process in moving forward. Ché will still take any concerns back to the team however.</p> <p>Questions and discussion followed:</p> <ul style="list-style-type: none"> - Concern around silo’s within council - It was noted this is a positive step forward – being part of this tool will enable the silo’s to be tested - Acknowledge the next 18 months will be challenging but if this isn’t a success it gives us something to go back with. - TCC can be held accountable the most which is positive. This MoU says collaborative working will happen.

<p>Proposed amendments T116, T117, T118 Cross Sections</p>	<ul style="list-style-type: none"> - It was noted that this does sit within the H&S act. - Clarity around disputes. - Concerns around footpath usage. <p>This is a step forward and Jeff commended Ché on his work. It was agreed that Jeff would sign the MoU on behalf of the Property Developers Forum. It was noted by Jeff that we do need to work collectively and this is one way forward.</p> <p>It was agreed the PDF have signed the MoU on the basis that the following items are progressed with regard to the Utility Tool implementation and the concurrent IDC Transport Project (lead by Greg Bassam):</p> <ol style="list-style-type: none"> 1. The collaboration promoted in the MoU also includes changes being made to the current ‘silo’ approach to the design, management and maintenance of the TCC infrastructure / utilities; 2. As a priority, TCC explores opportunities and a more flexible approach to allowing infrastructure / utilities to go under footpaths; and; 3. A simple process is established to measure the use, benefits and outcomes of the IDC Utility Tool. <p>Ché confirmed he will work with those within council leading these areas. Ché thanked the PDF for their support, input, questions & ideas and noted he is happy to sit down and discuss the tool with anyone in order to build understanding & seek collaborative outcomes.</p> <p>Proposed amendments T116, T117, T118 Cross Sections:</p> <p>Due to time constraints this matter will be dealt with at another time. Jeff & Ché to discuss and advise.</p>
<p>Action</p>	<p>Jeff & Ché to arrange and advise appropriate time to cover proposed amendments T116, T117, T118 Cross Sections.</p>
<p>General Business</p>	<p>Nothing to note</p>
<p>Key message for SmartGrowth Leadership Group</p>	<p>The PDF seeks that SmartGrowth: Documents the Various Regional and City/District Strategies both in place and being developed, identifying their relationship with each other and how the various strategies are being integrated into the Sub-Regional Strategic direction and in turn with proposed Regulatory Changes.</p>

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| | 1. Considers the order of Regulatory Change proposed to minimise unnecessary and costly duplication for both the Councils' and the Community; e.g. carrying out a Regional Policy Statement Review before City and District Plan Reviews. |
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Meeting Closed: 10:51am

Next Forum meeting: 8:30am – 10:30am on Thursday 2 October 2018, Harrison Grierson Offices, Spring Street.

PROPERTY DEVELOPERS FORUM OUTSTANDING ACTIONS LIST

Action No:	Meeting	Description
1	August	Question for Adam around timing and alignment of National Planning Standards – Jeff to ask Adam/Ruth to attend next meeting to discuss.
2	August	Greg to advise date for workshop with PDF post note: IDC Transport chapter workshop confirmed for 2 October.
3	August	Greg to circulate monthly project updates post note: circulated by Megan 10 August.
4.	August	Jeff to ask Ruth/Adam to attend next meeting re: National Planning Standards.
5.	August	Jeff & Ché to arrange and advise appropriate time to cover proposed amendments T116, T117, T118 Cross Sections.