

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

<b>Forum Members Present</b>	Jeff Fletcher (Chair), Grant Downing (Element IMF), Jeff Hextall (S&L), Richard Mocke (S&L) Belinda Taurau-Hill (Independent Senior Resource Environmental Planner), Matt Allott (Boffa Miskell), Michael Kemeys (Veros)	
<b>SmartGrowth</b>	Megan Rumble (Minutes)	
<b>Other</b>	Darren Toy (HNZ), Andrew Plant	
<b>Partner staff</b>	Che Hedges (WBOPDC), Mathew Stewart (TCC) Apologies: Adam Fort (BOPRC)	
<b>Apologies (forum members)</b>	Andrew Collins (Harrison Grierson), Shane McConnell (GJ Gardner), Dave Macfarlane (Mantra), Scott Adams (Carrus), Craig Batchelar (Boffa Miskell), Nathan York (Bluehaven)	
<b>Previous minutes and matters arising</b>		The previous minutes were accepted by the forum with no matters arising.
<b>Update from WBOPDC</b>		<p>Ché Hedges provided an overview of his new role at Western Bay of Plenty District Council, Development Engineering Manager. Ché noted he is using this first month to plan everything out.</p> <ul style="list-style-type: none"> <li>○ Recruiting two new roles within the Development Engineering team to help with resourcing &amp; upcoming improvement project work.</li> <li>○ WBoPDC is reviewing its processes to gain alignment between the Resource Consent Process, Engineering Means of Compliance &amp; Building Consent.</li> <li>○ Review of the Development Code in 2019. It is intended to be a “method to outcome” code rather than a heavily specification listed code. Working with the industry sectors to produce it. Not sure exactly how it will be rolled out at this stage. Looking to build something that industry &amp; developers WANT to use.</li> <li>○ In response to a question, Ché noted it will be different to TCC’s code, &amp; indeed all current codes, particularly around the way it is presented. Ché is mindful of the desire to align and is open to joining forces with other like-minded councils across NZ who would like to operate the same code. Ché advised that the TCC IDC &amp; the Waikato RITs Codes are still specification heavy which in turn contributes to the heavy workloads &amp; frustrations.</li> </ul>

		<ul style="list-style-type: none"> <li>○ Ché is looking for support from this group. &amp; will be in touch around what is needed and who can be involved – prefer a small group – will also provide progress updates to the PDF through 2019.</li> <li>○ Ché advised that master planning of Omokoroa is continuing including key co-stakeholders. Phillip Martelli is leading this.</li> <li>○ Ché wished everyone a Merry Christmas &amp; thanked the group for their support &amp; efforts throughout the year.</li> </ul> <p>Jeff thanked Ché for his update and good work throughout 2018. The forum look forward to working with him in his new role.</p>
	<b>Action</b>	Nothing to note
<b>Tauranga City Council Parking Strategy</b>	<b>Update</b>	<p>Mathew Stewart from TCC provided an overview of the proposed scope of the strategy and how it is going to be developed. View Mathew’s presentation here. Mathew noted consultant MRCagney is on board assisting with the project.</p> <p>Mathew is at the information and feedback gathering stage, identifying opportunities and challenges. Outlining the desired outcomes will follow including policies, principles and solutions.</p> <p>March 2019 - looking to come back to stakeholder groups with those policies, principles and solutions. Mathew will come back to PDF with an update on April 4 2019.</p> <p>Mathew noted the team are carrying out independent market research at present as well as parking surveys. Using Place Score to assist with assessing what people value and peoples habits.</p> <p>Looking to adopt in August next year – noting elections however which may cause delays.</p> <p>Question and discussion followed:</p> <ul style="list-style-type: none"> <li>○ Financial impacts discussed.</li> <li>○ Link between parking and economic activity – quash the argument around inadequate parking impacting economics in our centres. Parking should be something that should be sought in a popular destination.</li> <li>○ Parking standards? Looking to set direction.</li> <li>○ Impact of future technologies on parking e.g. autonomous vehicles. Working on a series of evidence papers.</li> </ul>

		<ul style="list-style-type: none"> <li>○ Land value in the CBD increasing on the basis car parking not a requirement – balancing act. What are the requirements within the strategy for large buildings within the CBD?</li> <li>○ Parking needs to interrelate with our transport network – if the CBD is full of carparks people will continue to use and rely on private vehicles.</li> <li>○ Price point of parking – discussion with the community on value is needed. Transition of small town into city.</li> <li>○ Healthy discussion is needed around the expectation on parking. The expectation now is parking is that parking is a free right – this attitude needs to change. People’s expectation needs to change.</li> <li>○ It was noted quality of service and time of journey is the decider over price.</li> </ul> <p>Jeff thanks Mathew for his presentation and the forum look forward to further updates in 2019.</p>
	<b>Action</b>	Nothing to note.
<b>Government Public Housing Programme</b>	<b>Update</b>	<p>Darren Toy (Housing New Zealand) and Andrew Plant (Ministry of Housing and Urban Development) were present to speak to the forum about the government public housing programme and opportunities within existing urban area, Te Tumu and Tauriko West.</p> <p>Andrew gave a brief overview of his own role and the new Ministry of HUD: Andrew works for the public housing supply department. MBIE, MSD, Treasury were brought together about six weeks ago. Under the new ministry this is Social and Public housing, KiwiBuild, MBIE rental provider and Housing NZ. Andrews team looks after new social housing. Often providing people with a house isn’t enough so the team works with people needing support also as often people are facing other challenges e.g. drugs, alcohol, mental health.</p> <p>Andrew noted the team are keen at looking to bring developers on board on the asset side. Partner with developers who would like to deliver to the market. Andrew used the Manchester example when social housing is located in developments with excellent amenities, looking to implement the same here (on smaller scale).</p> <p>Looking to encourage partnership approach and getting developers and people thinking how they can make a difference in Tauranga. Two funding mechanisms. 1. Income related rent subsidy 2. Operating supplement – assist people to borrow to build. Have developed direct lease model – 25 year lease agreement with developers. Asset is yours and after 25 years</p>

		<p>freehold. Currently building two of these models in Auckland with private developers (2/3 story, 1 or 2 bedroom, some parking, no grass).</p> <p>Andrew noted he and Darren are trying to gauge locally what the interest is to assist in building more. Strategic Partnering is a priority.</p> <p>Consenting process at the moment and QA does halt things. Very expensive to build and quite inefficient.</p> <p>Urban Development Authority (UDS) announced at the weekend outlines something has got to shift.</p> <p>Needing sustainable housing – looking at the whole of life cost – not looking at refurbishment after 10 or 15 years, people not getting ill, insulation. Looking at value add.</p> <p>Darren noted the priority is developing communities where people can live, play and work. Create that mixed communities. Mix of state housing and affordable housing.</p> <p>Darren provided further context around Housing New Zealand: HNZ owns 65,000 homes across the county – 4% of land in each town across NZ – NZ’s large rate payer. Huge delivery of housing expectation at present – HNZ is a crown entity, not relying on govt. funding. 48,000 of our homes have to be redeveloped or refitted over the next 20 years.</p> <p>In Tauranga, HNZ did keep 200 houses (most were sold off to Accessible Properties) so small base here therefore not enough public or state housing to meet demands coming through – 1000 per year growth with no sign of stopping. HNZ needs land!</p> <p>Urban Development Authority announcement – build programme over the next 10 years. Looking to launch this time next year – needs legislation change. Strong community development arm.</p> <p>This is for a developer wanting long term investment that has a social impact on the community. Looking at 3-4000 houses every year.</p>
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	<b>Action</b>	<ul style="list-style-type: none"> <li>○ Megan to liaise with Andrew’s team and organise future workshop with developers.</li> <li>○ Megan to circulate transcript of Minister Twyford UDA announcement <b>post note:</b> Megan circulated 29 November – attached to these minutes also.</li> </ul>
<b>The Infrastructure Development Code Review</b>		<p>Natalie Rooseboom and Peter Bahrs (TCC Water Services Team Leader) were present to update the forum.</p> <p>Natalie provided an update on the Infrastructure Development Code review and advised a new Infrastructure Development Specialist has come on board at TCC.</p> <ul style="list-style-type: none"> <li>○ A template for development works approval will be sent out for comment over the next few weeks – this includes IDC departures process. The two go hand in hand.</li> <li>○ Series of three addendum drawings outlining what needs to be considered if wishing to use these drawings – narrow carriage way.</li> <li>○ Water supply testing and inspection changes in the IDC – will be asking contractors to do pre pressure test prior to the actual pressure test.             <ul style="list-style-type: none"> <li>○ To provide assurance around leaks before backfilling. Noting the work that goes on after installation. Can cause damage. Risk.</li> <li>○ It was noted TCC approved contractors are only a requirement on the live system. It was noted if there is support for approved contractors this is a conversation to have.</li> <li>○ Looking to introduce a checklist for the contractor to minimise/avoid failure.</li> <li>○ Would like to see more certification around welders.</li> <li>○ Providing the reason why this requirement have been put in place would be helpful. Also a good to incentivise good operators.</li> </ul> </li> </ul>

		<p>Peter explained regulator will be looking at how we can ensure public health – there is a bill in parliament looking at allowing the Ministry of Health to change the water standards – council need to be gearing up to comply with whatever comes out of this. Also ensuring those working in the space are up to technical ability and infrastructure up to standard.</p> <p>Regionally – NPS on freshwater management – plan change 9 is concerning as this is around the amount of water that can be taken – directly impacting on our business. TCC have made a submission. Commission have put out a paper and TCC are appealing some of it. Effectively, facing huge costs in terms of infrastructure if this takes place. Also issue around the length of a water take consent – 10 years – we are looking at 35 years. Low flow valve of 10% - Wairere is almost double – appeal is asking if there is a smarter way of allocating water. Concern around what this looks like for us. Large water user policy – have to submit a demand plan.</p> <p>Policy around water supply - Draft water bylaw has been out for consultation.</p> <p>Allocation for dust control for an earthworks season – 50 cubes per day through hydrants or 50 to 150 per day drip fed to tanks. It was noted how difficult it is to get a temporary bore tank.</p> <p>Jeff thanked Natalie and Peter and the forum look forward to further updates in 2019.</p>
	<b>Action</b>	Future conversation - council approved contactors required on live system only.
<b>Regional Council Activities</b>	<b>Update</b>	<p>Over 800 pages of feedback on the FDS and TUS has been received. First round of deliberations on this feedback will take place at the next SLG on 12 December.</p> <p>BOPRC is working with its partners on a range of urban growth projects.</p>
	<b>Action</b>	Nothing to note
<b>General Business</b>		Nothing to note
	<b>Action</b>	Nothing to note
<b>Key message for SLG</b>		Nothing to note

Meeting Closed: 10:57am

Next Forum meeting: 8:30am – 10:30am on Thursday 7 February 2019, Priority One Boardroom.

## PROPERTY DEVELOPERS FORUM OUTSTANDING ACTIONS LIST

Action No.	Meeting	Description
1.	November	Megan to liaise with Andrew's team and organise future workshop with developers.
2.	November	Megan to circulate transcript of Minister Twyford UDA announcement <b>post note:</b> Megan circulated 29 November – attached to these minutes also.
3.	November	Future conversation - council approved contactors required on live system only.

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