

Property Developers Forum Meeting

Agenda

8:30 – 11:00am, Thursday 13 June 2019

Priority One Boardroom, 29 Grey Street, Tauranga

Welcome		
8:30am	1. Apologies	Chair
8:35am	2. Previous minutes and actions from 14 March 2019 (<i>Paper A</i>)	Chair
Key Council and Project Updates		
8:40am	3. Urban Form and Transport Initiative (UFTI) overview Press release regarding Minister Twyford's visit (<i>Paper B</i>)	Janeane Joyce
9:30am	4. Tauranga City Council Infrastructure Development Code update	Natalie Rooseboom / Barry Sarjeant
9:50am	5. Western Bay of Plenty District Council plan change update	Phillip Martelli
10:05am	6. Tauranga City Council staffing & projects update	Andy Mead
10:20am	7. Tauranga City Council plan change update	Janine Speedy
10:35am	8. Bay of Plenty Regional Council activities	Adam Fort

10:45am	9. Tauranga City Council Infrastructure Development Code transport project update	Greg Bassam
General Business & Recommendations To SmartGrowth Leadership Group		
10:50am	10. Any other general business.	All
10:55am	11. Key message to SmartGrowth Leadership Group	All
11:00am	Meeting Close – Next Meeting TBC	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	Lyndon Marshall	
Aaron Collier	Aurecon	Mangatawa Papamoa Blocks	
Andrew Collins	Harrison Grierson	Mark Apeldoorn	
Andy Sutton	Tailor	Mark Day	Barrett Homes
Annie Hill	Priority One	Mark Maystone	Maniaroa
Bill Wasley	Independent Chair	Maru Tapsell	CTWF
Belinda Taurau-Hill	Maven	Matire Duncan	
Bob Clarkson	Independent Landowner	Matt Allott	Boffa Miskell
Bob Thorne	Thorne Group	Michael Kemeys	Veros Property Services
Brian Goldstone	Goldstones	Mike McLennan	One Seventy Six Limited
Brian Gillett	BGT Developments	Mike Stott	Lysaght Consultants
Brian Stevenson	Bluehaven	Murray Beets	
Carl Salmons	Maven	Nathan Sanderson	Sanderson Group
Colin Booth		Nathan York	Bluehaven Management
Colin Reeder		Peter Cooney	Classic Builders
Craig Batchelar	Boffa Miskell	Petr Koch	Hawridge
Craig McGarr		Puhirake Ihaka	CTWF
Darryl Fox		Richard Coles	Mpad
Dave Macfarlane	Mantra Properties	Richard Mocke	S&L
David Page	Neil Group	Roku Mihinui	Te Arawa
Daryl Edgcombe		Rowesdale	



David Needham	Harrison Grierson	Scott Adams	Carrus Corp
Duarne Lankshear		Shae Crossan	Stratum
Dwayne Roper		Shane McConnell	G.J Gardner Homes
George Ford	Ford Land Holdings Pty Ltd.	Simon Maxwell	The Lakes
Geoffrey Ford	Ford Land Holdings Pty Ltd.	Scott Hamilton	Quayside
Graham Clarke		Steve Short	Independent
Grant Cowles	S&L	Steve Cutfield	Classic Developments
Grant Downing	Element IMF	Steven Farrant	S&L
Howard Smith	Ngai Tahu Property	Tauranga Registered Master Builders	
Jason Rogers		Tim McBride	S&L
Jeff Hextall	S&L	Victoria Kingi	
Jim Lochhead	Carrus Corp		



SmartGrowth Property Developers Forum
Priority One Boardroom, 29 Grey Street, Tauranga
Thursday 14 March 2019 8:30-10:30am

Forum Members	Jeff Fletcher (Chair), Grant Downing (Element IMF), Scott Adams (Carrus), Conrad Donaldson (Lysaght), Craig Batchelar (Boffa Miskell), Steve Cutfield (Classic Developments), Michael Kemeys (Veros), Belinda Taurau-Hill (Maven), Jeff Hextell (S&L)	
SmartGrowth	Megan Rumble (Minutes)	
Partner staff	Phillip Martelli (WBOPDC), Adam Fort (BOPRC), Andrew Mead (TCC) Apologies: Che Hedges	
Apologies (forum members)	Richard Mocke (S&L), Steven Farrant (S&L), Nathan York (Bluehaven Management), Andrew Collins (Harrison Grierson), Tim McBride (S&L), Grant Cowles (S&L), Daryl Edgecombe (S&L)	
Previous minutes and matters arising		The previous minutes from 29 November 2018 were accepted as a true and correct record. All previous actions have been addressed.
Western Bay of Plenty District Council update	Update	Phillip Martelli noted that council wish to engage with property developers and builders together around how to achieve additional housing typologies in Omokoroa. A workshop has been set for 29 April and invitations have been sent to developers and builders operating in the District. TCC will also be involved. Discussion followed around the rezoning of Omokoroa.
	Action	
Tauranga City Council planning update	Update	Andrew Mead, Manager of TCC City Infrastructure team provided an update. - New TCC Marty Grenfell is now on board and changes are being made to the TCC executive team. Christine Jones and Paul Davidson will remain in their roles as general managers. Christine's portfolio has changed with now having a focus on Strategy team and Planning. The infrastructure responsibilities of her role have been removed. Christine will be looking to confirm team changes soon.

		<ul style="list-style-type: none"> - Urban Form and Transport Committee meeting was held with significant items on the agenda particularly around Development Capacity. The current government's decisions have made things difficult, removal of SHA, delivery of key transport projects etc. - Council are waiting on agreement of investment from NZTA to proceed with Tauriko West. - Te Tumu – delays – Maori land court matters. - TCC are progressing a range of plan changes. A number of these to allow for intensification. Looking to changes to commercial zone and city living zone. Flood zone. Earth works at building consent stage. Looking to notify in August this year. - Smith's farm land in Bethlehem. Consent has been granted for development of the land as a special housing area. 220 lots on the site. CE and council are very keen to progress forward with release to the market sooner rather than later. Report to council in June. - Development contributions (DC) policy, along with draft annual plan will be notified for consultation next week for 3-4 weeks. City wide DC no changes this year but expecting substantial increases in future mainly due to Waiāri Water Treatment plant along with other reasons for proposed increases. - Council agenda – council reports for adoption of annual plan and DC can be viewed here. Any questions or queries to Ana blackwood ana.girven@tauranga.govt.nz - Council passed a resolution to progress the Te Papa Zone Residential spatial planning (CBD to Barkes Corner). Looking to come in later with more medium density development. Adele Hadfield is leading this. - Andy noted TCC are also looking to hold a workshop with developers, builders and HAF around the residential plan changes. Dovetail this with WBOPDC workshop? Andy and Phillip to liaise on this. <p>Questions and discussion followed:</p> <ul style="list-style-type: none"> - Plan changes – is there sufficient resourcing and are councillors on board? Yes – reporting three monthly to elected members and consultants have been engaged to progress this. EM's are keen to push forward given development capacity situation. - It was noted a resolution was passed to go urgently back to central government to see if they would reassess SHA's. No agreement from central government and no alternative either. They are working on their Urban Development legislation however not likely to have anything in place until 2020.
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	Action	<ul style="list-style-type: none"> - Andy to be in touch with Jeff F around residential plan changes workshop to be held with developers, builders and HAF. Andy to work with Phillip M on this also. - Andy to clarify TCC structure once appointments have been confirmed. - Andy to attend and provide updates at meetings moving forward.
Regional Council activities	Update	<p>Adam Fort provided an update:</p> <ul style="list-style-type: none"> - Adam provided a summary on the Urban Form and Transport Initiative (UFTI) which will be discussed in detail at the 20 March SmartGrowth Leadership Group meeting. Due to elected members needing more certainty around transport the Future Development Strategy (FDS) was not agreed to at the end of 2018 and went in draft form. NZTA hasn't committed to investment at this stage. Councillors – recommendation is to endorse UFTI which is pulling together the FDS and transport initiatives with a goal to bring NZTA back to the table. Challenges laid out through UFTI are very similar to what came out of the FDS. It is the view that council staff who were involved with TUS and FDS will work on this project. Jeff noted this is a positive step forward in terms of having one overarching strategy / approach. - Kaituna River re-diversion project is well ahead of schedule. <p>Questions and discussion followed:</p> <ul style="list-style-type: none"> - Regional Council structure discussed – Adam noted there have been minimal changes. - Discussion around boundaries. - Reference to 21 November SLG Development Capacity update report criteria A-L – Megan to circulate report.
	Action	<ul style="list-style-type: none"> - Megan to circulate 20 March SLG agenda to forum post note: Circulated to PDF 15 March - Megan to circulate SLG Development Capacity update report post note: Circulated to PDF 15 March
TCC Infrastructure Development Code review project	Update	<p>Natalie Rooseboom provided an update – view Natalie's presentation here.</p> <p>Bodo Helburg is the new Infrastructure Standards Specialist working on this project at TCC.</p> <p>Natalie and Bodo are happy to meet up and discuss. Any comments are welcome.</p> <p>natalie.rooseboom@tauranga.govt.nz Ph: 027 276 2211</p> <p>bodo.hellberg@tauranga.govt.nz Ph: 0272389376</p>

		<p>Questions and discussion followed:</p> <ul style="list-style-type: none"> - Rainfall intensity - HIRDS https://hirds.niwa.co.nz/ - CCTV approval timeframes and preferred providers discussed. Delays occurring due to information sharing processes i.e. discs been sent in the post. <p>Meeting post note: Natalie has since confirmed the following on the CCTV contract:</p> <ul style="list-style-type: none"> • Timeframes are included in the contracts, these are still under negotiation. • There is an online portal that footage can be loaded in (has been available for a few months). Both this option and the option to courier disks with the data on are included in the contract.
	Action	Forum members are welcome to contact Natalie and Bodo at any time to arrange a meeting or to provide comment/feedback.
Western Bay of Plenty Development Code	Update	<p>Jeff F provided the summary on behalf of Ché Hedges, Development Engineering Manager, WBoPDC. Ché was unable to attend and provide this summary in person as he was attending the national development forum in Queenstown. View Ché's written update here. Any questions, feedback or comment are welcomed. Please contact Ché on the below:</p> <p>E Che.Hedges@westernbay.govt.nz M 027 265 3576 DD 07 579 6849</p>
	Action	Forum members to contact Ché Hedges with any questions or feedback.
Action 11A4 – Combined Consultation Policy	Update	<p>Jeff has had a response from Shad Rolleston who is actively involved with the work on this. There have been a number of iterations and this is now at the stage of sign off from SLG. The next part to the combined policy is to map Tangata Whenua areas; once this is complete the intention is the areas identified by both TCC and WBoPDC would apply to BOPRC. Jeff noted this is all positive movement in the right direction to gain consistency across the councils.</p> <p>Discussion followed:</p> <ul style="list-style-type: none"> - Consultation timeframe in and around this? It's the only thing that doesn't have timeframes. Protocols around responsiveness? Jeff noted the PDF could look at a meeting with the Combined Tangata Whenua Forum – or catch up with Shad/Maru/Puhirake.

		<ul style="list-style-type: none"> - Additional request to also look to talk to Regional Council around the ability to move these scenarios forward.
	Action	<ul style="list-style-type: none"> - Action 11A4 – Combined Consultation Policy to remain on the agenda. - Timeframes discussion – look to arrange catch up/meeting with CTWF members. Look to gain context around timeframes and time taken.
TUS/FDS consultation emerging themes presentation.	For information	FDS/TUS consultation emerging theme presentation from the 12 December 2018 SmartGrowth Leadership Group meeting.
	Action	Nothing to note
SLG March 20 March	Update	View 20 March agenda here UFTI focus.
	Action	Nothing to note.
Upcoming workshops.	Update	<ul style="list-style-type: none"> - Ministry of Housing and Urban Development workshop - 5 April 8:00am @ Classic Flyers. - IDC Transport workshop 11 April 8:00am @ Harrison Grierson. - Bay Trust invitation – housing impact fund – Megan to circulate details invitation.
	Action	Megan to circulate housing impact fund invitation email from BayTrust post note: circulated by Megan 15 March
General Business		<p>Next forum meeting agenda items – suggestions welcomed, send to Megan and Jeff.</p> <p>It was noted feedback coming out of the lakes community that SIFs/BIFs are creeping up quickly. Impact fees crept up to 20k. Something to look at on next agenda. Concerning. Medium density developments margins smaller. Speak to Andy about incentivised scheme perhaps? Papamoa – SIF per hr approach? Submission around DC also.</p>
	Action	<p>Suggestions for future agenda items through to Megan and Jeff.</p> <p>SIFs/BIFs – speak to Andy.</p>

Key message for SmartGrowth Leadership Group		Nothing to note.
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Meeting Closed: 10:34 am

Next Forum meeting: 8:30am – 10:30am on Thursday 6 June 2019, Priority One Boardroom.

PROPERTY DEVELOPERS FORUM OUTSTANDING ACTIONS LIST

Action No:	Meeting	Description
1.	March	Andy to be in touch with Jeff F around residential plan changes workshop to be held with developers, builders and HAF. Andy to work with Phillip M on this also.
2.	March	Andy to clarify TCC structure once appointments have been confirmed.
3.	March	Andy to attend and provide updates at meetings moving forward.
4.	March	Megan to circulate 20 March SLG agenda to forum post note: Circulated to PDF 15 March
5.	March	Megan to circulate SLG Development Capacity update report incl. criteria A-L post note: Circulated to PDF 15 March
6.	March	Forum members are welcome to contact Natalie and Bodo at any time to arrange a meeting or to provide comment/feedback.
7.	March	Forum members to contact Ché Hedges with any questions or feedback.
8.	March	Megan to circulate housing impact fund invitation email from BayTrust post note: circulated by Megan 15 March
9.	March	Suggestions for future agenda items - send through to Megan and Jeff.
10.	March	SIFs/BIFs – speak to Andy Mead.

Minister's Tauranga visit affirms direction for western Bay of Plenty urban development and transport initiative

Leaders from across the western Bay of Plenty last week met with the Minister of Housing and Urban Development, and Transport, Phil Twyford to discuss the Urban Form and Transport Initiative (UFTI).

Following its launch in March this year, a project team, headed by Robert Brodnax, has been appointed to oversee the collaborative project which is being spearheaded by SmartGrowth and the NZ Transport Agency, and involves Western Bay of Plenty District Council, Tauranga City Council, Bay of Plenty Regional Council, and Tangata Whenua.

UFTI Project Manager Robert Brodnax joined SmartGrowth Chairman Bill Wasley in welcoming Minister Twyford to Tauranga on Wednesday and showing how the project partners' collaborative relationship was enabling the region to meet the Government's key housing and transport priorities.

Mr Wasley said the meeting provided a positive reaffirmation from the Minister that the collaborative approach and commitment being shown from the region's leaders was supported by central Government.

"The Minister provided a clear direction for what success in spatial planning and a multi-modal transport future for the region needs to look like. Specifically, the Minister expressed the need for UFTI to demonstrate commitment to building a modern transport system, developing a mode shift plan for the sub-region, as well as investigating and defining rapid transit corridors," Mr Wasley says.

"It's great to have this level of clarity and we are certainly aligned in what we are working to deliver through UFTI to meet these expectations."

UFTI is a 12-month urban development and transport project for the western Bay of Plenty which provides a refreshed, coordinated and aligned approach across the sub-region on key issues, including housing, transport and urban development.

Western Bay of Plenty District Council Mayor Garry Webber provided a commitment to the Minister on behalf of the SmartGrowth partners to move forward collaboratively with central Government to deliver on the shared agenda, enabling a sustainable and liveable region for the community.

"UFTI is developing a rigorous and evidenced based plan which will deliver an integrated and multi-modal solution for the transport and land use challenges in front of us. By mid-2020, we will have scoped the best options, considered the implications, interdependencies and the variables, and have a plan in place about how spatial, transport, and urban development decisions are being made to deliver the best outcomes for our region," Mayor Webber says.

Working with Government to address the housing supply shortage in the western Bay of Plenty was a key short-term area of focus, raised by Tauranga City Council Mayor Greg Brownless.

"Continued and rapid growth in the western Bay of Plenty is presenting a significant short-term housing challenge which is now urgent due to delays and risks in delivering new supply," Mayor Brownless says.

"It is crucial that we work with Government to address these challenges so we can collectively continue to support strong economic and employment growth, and better manage the housing crisis

while creating communities where it's great to live. The ball is clearly in the sub-region's court to deliver both an integrated plan supported by agreed funding arrangements to implement it."

Bay of Plenty Regional Council Deputy Chair Jane Nees told Minister Twyford that a multi-modal transport approach had become a significant part of planning, with investment in the region's public transport, walking and cycling infrastructure underway, along with a rail feasibility study.

"For our community to move from a car and road first environment, to embracing an integrated, region-wide multi-modal transport model, will require a significant change in mindset and culture. We are committed to working together to achieve this," Deputy Chair Nees says.

The UFTI project partners have agreed to a set of principles which will guide the work undertaken. UFTI Project Director Mr Brodnax says the first output for UFTI will be a base case report to be published in July that will set out how the transport network will look if the western Bay of Plenty keeps following its current plan, at a level of detail that meets expectations from central Government and the Transport Agency.

"From that work and other inputs, such as the work done to date through the Tauranga Transport Plan, Tauranga Urban Strategy and the Future Development Strategy, we will build an integrated programme of land use and transport initiatives to be delivered by the partners over the next 50 years, with a focus on delivering immediate improvements," Mr Brodnax says.

ENDS