

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 Messenger (Maven), Jeff Hextall (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.blackwood@tcc.govt.nz - Council passed a resolution to progress the Te Papa Zone Residential spatial planning (CBD to Barks 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.
--	--	--

	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.
---	--	------------------

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.