



Property Developers Forum Meeting

Agenda

8:30 – 10:30am, Thursday 8 August 2019

Priority One Boardroom, 29 Grey Street, Tauranga

Welcome		
8:30am	1. Apologies	Chair
8:35am	2. Previous minutes and actions from 13 June 2019 (<i>Paper A</i>)	Chair
Key Council and Project Updates		
8:45am	3. Disability Advisory Group presentation	Tony Marsden
9:00am	4. Tauranga City Council Plan Change update	Janine Speedy
9:15am	5. Tauranga City Council Plan Change program	Chair
9:25am	6. Urban Form & Transport Initiative (UFTI); No update, forum members are encouraged to attend the 26 August 2019 and 23 October 2019 joint forum workshops.	Chair
9:30am	7. Tauranga Transport Model Update; refer to email dated 25 June 2019 with presentation from 19 June 2019 SmartGrowth	Chair

	Leadership Group meeting. Bruce Robinson invited to 7 November 2019 PDF Meeting.	
9:35am	8. Tauranga City Council IDC Update; refer to email dated 26 July 2019. Note Information Sessions 14 & 23 August 2019.	Chair
9:40am	9. Tauranga City Council IDC Transport Project Update.	Chair
9:50am	10. SmartGrowth bi-monthly partnership report – included with the July 2019 SmartGrowth Leadership Group Agenda here	For reading and information
General Business & Recommendations To SmartGrowth Leadership Group		
9.50am	11. Any other general business	All
9.55am	12. Key message to SmartGrowth Leadership Group	All
10.00am	Meeting Close – Next Meeting Thursday 7 November 2019, the Collective, 17 th Avenue, 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 e.g. 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

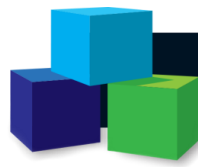
The Independent Chair and Implementation Advisor may attend meetings from time to time, provide written reports, advice and seek input on various matters. There are also a range of presentations on matters of interest to SmartGrowth Leadership Group and to Forum members.

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	

Annie Hill	Priority One	Mark Day	Barrett Homes
Bill Wasley	Independent Chair	Mark Maystone	Maniaroa
Belinda Messenger	Maven	Maru Tapsell	CTWF
Bob Clarkson	Independent Landowner	Matire Duncan	
Bob Thorne	Thorne Group	Matt Allott	Boffa Miskell
Brian Goldstone	Goldstones	Matt McNaughten	Barrett Homes
Brian Gillett	BGT Developments	Michael Kemeys	Veros Property Services
Brian Stevenson	Bluehaven	Mike McLennan	One Seventy Six Limited
Carl Salmons	Maven	Mike Stilwell	Tailor Inc
Colin Booth		Mike Stott	Lysaght Consultants
Colin Reeder		Murray Beets	
Craig Batchelar	Boffa Miskell	Nathan Sanderson	Sanderson Group
Craig McGarr		Nathan York	Bluehaven Management
Darryl Fox		Peter Cooney	Classic Builders
Dave Macfarlane	Mantra Properties	Petr Koch	Hawridge
David Page	Neil Group	Puhirake Ihaka	CTWF
Daryl Edgecombe		Richard Coles	Mpad
David Needham	Harrison Grierson	Richard Mocke	S&L
Duarne Lankshear		Roku Mihinui	Te Arawa
Dwayne Roper		Scott Adams	Carrus Corp
George Ford	Ford Land Holdings	Shae Crossan	Stratum
Geoffrey Ford	Ford Land Holdings	Shane McConnell	G.J Gardner Homes
Graham Clarke		Simon Maxwell	The Lakes
Grant Cowles	S&L	Scott Hamilton	Quayside
Grant Downing	Element IMF	Steve Short	Independent
Howard Smith	Ngai Tahu Property	Steve Cutfield	Classic Developments
Jeff Hextall	S&L	Steven Farrant	S&L
Jim Lochhead	Carrus Corp	Tristan Shannon	Barrett Homes



SmartGrowth

Building our futures together

		Tauranga Registered Master Builders	
		Tim McBride	S&L
		Victoria Kingi	



SmartGrowth Property Developers Forum
Priority One Boardroom, 29 Grey Street Tauranga
Thursday 13 June 2019 8:30-11:00am

Forum Members Present	Jeff Fletcher (Chair), Grant Downing (Element IMF), Andrew Collins (Harrison Grierson), Scott Adams (Carrus), Richard Mocke (S&L), Belinda Messenger (Maven), Jeff Hextall (S&L), Craig Batchelar (Boffa Miskell), Mark Day (Barrett Homes), Tristan Shannon (Barrett Homes), Nathan York (Bluehaven), Michael Kemeys (Veros)
SmartGrowth	Megan Rumble (SmartGrowth Coordinator)
Other	Janeane Joyce (UFTI team Project Manager)
Partner staff	Phillip Martelli (WBOPDC), Janine Speedy (TCC), Natalie Rooseboom (TCC), Greg Bassam (TCC), Barry Sarjeant (TCC) Apologies: Andy Mead (TCC), Adam Fort (BOPRC)
Apologies	Bryan Sanson (Boffa Miskell), Carl Salmons (Maven), Brian Stevenson (Bluehaven), Michael Kemeys (lateness)
Previous minutes and matters arising	<p>The previous 14 March 2019 minutes were accepted by the forum with spelling amendments to be made. Revised and amended minutes can be viewed here.</p> <p>New TCC GM appointments queried. Janine Speedy confirmed the below:</p> <p>GM: Infrastructure Nic Johansson (starts 22 July)</p> <p>GM: Regulatory & Compliance Barbara Dempsey</p> <p>GM: People & Engagement Susan Jamieson</p> <p>GM: Community Services Gareth Wallis</p> <p>GM: Strategy & Growth Christine Jones</p> <p>GM: Corporate Services Paul Davidson</p> <p>It was queried what engineers, working with WBOPDC, thought about comments made in the WBOPDC update from Che Hedges circulated at the March meeting. Discussion followed.</p>
Action	Nothing to note.

<p>Urban Forum and transport Initiative (UFTI)</p>	<p>Update</p>	<p>Janeane Joyce – UFTI Project Manager provided an overview of the project – view her slides here. Janeane noted the team are really keen to engage with the forum and discuss how best to engage. Janeane provide an overview of her background – a lot of place management within local government with a great deal of experience in Australia around better planning and investment of council funding. Janeane then moved on to work for TCC on moving their annual plan process to long term planning process. Was also in the role of SmartGrowth coordinator. Moved onto NZTA and carried out a lot of work within the agency around planning from a people and place perspective.</p> <p>The key to success is addressing and implementing a paradigm shift around the way we move and think – two key areas – intensification and significant mode shift – if we don’t gain these two we won’t be able to deliver on UFTI and we won’t be able to gain community wellbeing component, community value.</p> <p>Questions and discussion followed:</p> <ul style="list-style-type: none"> - Rooding infrastructure – Minister Twyford’s ambitions. - Transport investment at the right time to match take up. - Long term housing needs are not yet provided by the current settlement pattern – plan moving forward. - Who is UFTI accountable to? SmartGrowth Leadership Group. There is also the UFTI Executive Review Group with NZTA – Jenny Chetwynd who co-chairs with Bill Wasley. - Priority of govt. investment? Our region is down the queue. Short term projects for UFTI to drive now – however we do need mode shift to show we are serious. The project team is very focussed. - Housing – the focus is on housing affordability but if we shift the focus away from the NEED to own a house and to ‘it’s okay to rent’. Kiwibuild is the wrong mentality. - Multimodal corridor will have to include high density. - WIFI on buses – takes longer but the time could be used productively – simple things to fix that don’t require billions of \$. - We talk about modal shift but what about mind shift? Change the route. - Short term initiatives or campaigns to get people using PT? Very negative story in the media and community around transport and PT at the moment. UFTI is going to have a one-year plan. Regional council will be doing campaigns over the next year but UFTI won’t be focussed on this.
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		<ul style="list-style-type: none"> - Passenger rail is all about density. - Rooding won't fix the problem alone. UFTI has got to find a way to agree the programme, despite political cycles, and have the courage to implement. SmartGrowth did land use well and now we need to figure out how to do transport and urban form well. - Janeane advised that UFTI is looking out to 2063 and is using the existing data and reports, incl the Uni of Waikato SG population projections which are sound. - A number of stakeholder workshops have been held, with a few more to occur; Janeane can be contacted directly if people would like to attend. - In response to questions Janeane advised: <ol style="list-style-type: none"> 1. Short Term Projects that will be part of the UFTI outcomes will include the Tauranga Northern Link and Papamoa Eastern Interchange. 2. The Project Team are working on medium to long term Mode Shift initiatives; noting that the current 8% decline in PT usage needs to be addressed. 3. UFTI will be launching a media campaign. <p>Jeff thanked Janeane and noted the forum look forward to further updates.</p> <p>Next steps</p> <p>Two joint forum meetings will be held:</p> <ol style="list-style-type: none"> 1. One on Monday 26 August 1:00pm to update on UFTI including Foundation Report, Stakeholder Workshop outputs and next steps / future engagement opportunities. 2. Mid October (date TBC) to engage and seek feedback on the community place and people attributes; UFTI Programme Development and forward plan / next steps.
	Action	Note the two joint forum dates re: UFTI updates – Monday 26 August and Wednesday 23 October
Tauranga City Council Infrastructure Development Code	Update	Natalie Rooseboom provided an update on the projects within the IDC – view Natalie's slides here. Updates are now being made live on the IDC register website. May take about a month to appear on the site.

		<p>Barry Sarjeant, Water Engineer at TCC provided an update on changes to the PE welding standards. Engineers have been finding a number of issues with Polyethylene pipes. Mainly to do with the poor quality of the installation. This is a significant problem to resolve. Resolution will be broken down into five parts.</p> <ol style="list-style-type: none"> 1. Installation standards in the IDC are outdated and not detailed enough so looking at new guidelines 2. Looking at changes to certification for approved contractors to install – at the moment requirement is only a one-day course. 3. Improvements to contracts. 4. Improvements to the standards of installation. 5. Working with NZ Polyethylene group (PIPER?). A group of six leading TA’s working with all the major pipe manufacturers. Looking to roll out two new unit standards and TCC will look to adopt these – industry led, independent certifier. <p>Consultants are on board helping to pull together information and experts and are about half way through the process now. Looking to have this out for consultation as a package over the next few months.</p> <p>The team are realistic that these changes will take time and plan to consult widely. It will also come down to the cost of compliance which is where council need to be mindful.</p> <p>It was queried if this is an issue only here in the bay or right across the country. Barry noted NZ wide. These issues used to be across the world however improvements have been made.</p> <p>Jeff thanked Natalie and Barry for attending and for the updates.</p>
	Action	Forum members to ensure they are on the IDC register .
Western Bay of Plenty District Council plan change	Update	<p>Phillip Martelli provided an update.</p> <p>Omokoroa – stage 3 structure plan still working on preferred option. Taking longer than anticipated mainly due to opting to use own council staff (who also have other priorities) rather than using consultants. A good workshop was held with developers around residential rules. Starting to work through what it all means, getting more details. Will have more discussions around options.</p>

		<p>There are a few potential plan changes out for discussion. Mostly technical –main ones being Clean Fill requirements, with noise effecting neighbours, implications on roading network. Seasonal worker accommodation – council are looking at how they might facilitate people to do more around that. Looking to upping the numbers around post-harvest zones – currently 75 looking to up to 200. Should we allow for temporary campsites... most contentious issue? Work to be done around this – any interest please provide feedback.</p> <p>Local government commission is coming to town on Friday. Boundary adjustment – Tauriko West proposal alternatives. They may come up with alternatives or not and if they do these will be out for a further round of consultation. This came as a result of notifying the Tauriko West boundary adjustment.</p> <p>The Eastern Corridor Study has kicked off following on from the FDS last year. Will feed into the UFTI work also in terms of what will happen out east. Two parts:</p> <ol style="list-style-type: none"> 1. Should we be looking in the east and if so how big. 2. How should it be done, one big city, smaller communities etc. <p>Timeline – study to be finished by the end of this year to align with and feed into UFTI. Comments from the Forum were: It's great to see this alignment and the view of the bigger picture. The forum advised council to engage Rotorua Lakes Council on this.</p> <p>Jeff thanked Phillip for the update. Phillip to provide further updates at the next meeting.</p>
	Action	Any interest or feedback around the seasonal worker accommodation – Go to 'WBOPDC have your say page' . Phillip to provide further updates at the next meeting.
Tauranga City Council staffing & projects	Update	Janine Speedy provided an update. The Strategy and Growth (S&G) team structure has now been confirmed View org chart here . No major changes have taken place. Development Contributions now sit under the Corporate Planning team with Ana Blackwood in a more technical specialist role going forward. Within the S&G team there is now a team leader who is purely transport and infrastructure focussed. Damon Mathfield has resigned so Janine will be main contact until his replacement is appointed.
	Action	Nothing to note.

Tauranga City Council plan change	Update	<p>Janine Speedy provided an update. Janine thanked the group for attending the recent workshop. Very valuable feedback was received and additionally the notes were circulated post workshop for feedback. Looking to plan changes across the suburban residential zone, commercial zone and city living zone. The team have taken feedback and are now working thorough the provisions across the zones. Looking at financial and feasibility testing. Te Papa spatial plan – there are strong alignments and PDF is identified as key stakeholders.</p> <p>The team were pushing to get this finalised by election however a meeting was held with Marty and the decision has been made that this won't be going out for notification until next year (March at earliest). Regional Council has given clear direction to meet the RPS, required natural hazard assessments and method 18 under the RPS. 23 July will be ne report to council (Urban Form and transport Development Committee) to confirm direction going forward.</p> <ul style="list-style-type: none"> - Intense rainfall plan change – modelling and mapping completed now looking at provisions. This needs to go as pa of the intensification plan change. - Earth works plan change. The team should have been in touch with most to gain feedback. Driveway steepness, sediment control and earth works post subdivision. Gauging as to whether plan changes are actually required or is more to do with how the rule is written. Seeking direction form councillors at July meeting. <p>The team are looking to hold at least one more workshop around plan changes. Date TBC.</p> <p>Jeff F thanks Janine for attending.</p>
	Action	Janine to provide further update at the next meeting.
BOPRC Activities	Update	Adam Fort sent his apologies. Jeff F provided an overview off the BOPRC partnership report which can be viewed as part of the SLG agenda here .
	Action	Megan to circulate BOPRC report to SLG post note: See link to SLG agenda included above.
Tauranga City Council Infrastructure Development Code transport project	Update	Greg Bassam sent his apologies and Natalie provided an update on his behalf. A workshop was held in May with another steering group meeting to be held 27 June. A document of conflicts has been set up with a scoring meeting between council and scoring meeting between PDF to be held.

		<p>Jeff F noted the excellent workshop held and noted how important it is that the testing phase isn't rushed in order to give people the opportunity to test on the examples they wish to test on. Suggest a further workshop to then discuss what comes out of the testing. Need to know that this is going to provide flexibility and outcomes desired. It was noted this is wider than just Tauriko West and Te Tumu. There are historical examples that could be tested through which would be beneficial. It was noted it would be helpful to test the seven conflict points previously identified given this is where the concern was.</p> <p>Natalie noted the next steps are to start developing the design standards. More detail into the road elements. Feedback on this would be great too. Council will also be getting this peer revised. Discussions with NZTA and trying to get funding through them. NZTA really support the tool and the thinking around it but haven't been able to secure the funding.</p>
	Action	Natalie to pass message back to Greg regarding not rushing the testing phase and setting up another workshop with the PDF.
General Business		<p>Discussion around future agenda items. Jeff F welcomes any suggestions. Email to Jeff or Megan.</p> <p>Scott A noted the 25 June Property Council meeting with Regional Council largely to discuss intensification plan changes being put back because of the RPS. If forum members are interested in becoming a property committee member get in touch with Vicky Williamson.</p> <p>Seniors working in silos flawing structure planning processes – discussion – Hamilton example.</p> <p>Michael K noted the recently completed land supply peer review report which Veros/Michael completed. Get in touch with Michael if you would like a copy of the report. The report was put to council on Tuesday and was received well. It helped register the significance of the issue and confirmed fears. Council to address these matters and confirm next steps.</p>
	Action	Nothing to note.

Key message for SmartGrowth Leadership Group		Nothing to note.
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Meeting Closed: 10:50am

Next Forum meeting: Thursday 8 August 2019

PROPERTY DEVELOPERS FORUM OUTSTANDING ACTIONS LIST

Action No:	Meeting	Description
1.	June	Note the two joint forum dates re: UFTI updates – Monday 26 August and Wednesday 23 October.
2.	June	Forum members to ensure they are on the IDC register .
3.	June	Any interest or feedback around the seasonal worker accommodation – Go to ' WBOPDC have your say page '.
4.	June	Phillip to provide further updates at the next meeting.
5.	June	Janine S to provide further update at the next meeting.
6.	June	Megan to circulate BOPRC report to SLG post note: See link to SLG agenda included above.
7.	June	Natalie to pass message back to Greg regarding not rushing the testing phase and setting up another workshop with the PDF.