

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

<b>Forum Members Present</b>	Jeff Fletcher (Chair), Scott Adams (Carrus), Brian Stevenson (Bluehaven Management), Nathan York (Bluehaven Management), Richard Mocke (S&L), Belinda Messenger (Maven), Jeff Hextall (S&L), Conrad Donaldson (Lysaght), Grant Dowling (Element IMF) Craig Batchelar (Boffa Miskell), Richard Coles (Mpad)	
<b>SmartGrowth</b>	Megan Rumble (Coordinator)	
<b>Other</b>	Tony Marsden (Disability Advisory Group)	
<b>Partner staff</b>	Janine Speedy (TCC) Apologies: Phillip Martelli (WBOPDC)	
<b>Apologies (forum members)</b>	Andrew Collins (Harrison Grierson), Dave McFarlane (Mantra Properties), Tristan Shannon (Barrett Homes)	
<b>Previous minutes</b>		The previous 13 June 2019 minutes were accepted by the forum with no matters arising.
<b>Disability Advisory Group presentation</b>	<b>Update</b>	<p>Tony Marsden, CE of SILC Charitable Trust and member of the Tauranga City Council Disability Advisory Group spoke about the upcoming 2019 Tauranga Accessibility Awards. This is the third year the Disability Advisory Group have been running an award program for accessibility and the group are keen to expand awareness.</p> <p>The four categories are:</p> <ul style="list-style-type: none"> <li>- New build (commercial)</li> <li>- New build (residential)</li> <li>- Business practices</li> <li>- Events</li> </ul> <p>Thinking around accessibility is coming more and more to the forefront with architects and developers. It is free to enter and is a great opportunity to be recognised and create a profile for your business as catering to</p>

		<p>accessibility. Tony encouraged forum members to speak with their networks who are doing good building and good design.</p> <p>Jeff F noted the importance of promoting these awards and strongly encouraged these awards be put up on the TCC website to show what best practise is and examples of good outcomes. It would be helpful for the wider community to see this too.</p> <p>It was noted there is huge potential for universal design and accessibility given the lack of housing at present for this market – there is very minimal choice in the market at present.</p> <p>Nominations close 30 October 2019 with judging early December. Click <a href="#">here</a> for a nomination form.</p>
	<b>Action</b>	
<b>Tauranga City Council Plan Change update</b>	<b>Update</b>	<p>Janine Speedy, Team Leader City Planning spoke to her slides. View <a href="#">here</a>. Janine referred to the email circulated 23 July regarding the intensification plan changes. It was confirmed with council the extent of the changes, the timing with Te papa and the timing of the plan changes.</p> <p>Matt Riley has been contracted by council to lead focussed engagement workshops, council staff will be present recording and listening. Matt was involved in Auckland with the unitary plan. It was suggested a PDF specific workshop take place including HAF to cover views around desired outcomes and the Te Papa spatial plan <b><u>Post note:</u></b> workshop scheduled for 12pm Tuesday 27 August @ TCC Willow Street.</p> <p>Jeff noted the key to progressing this is having expertise like Matt on board throughout the process not just at the beginning.</p> <p>Janine noted the flooding from intense rainfall plan change (PC27) is awaiting Regional Council discussion and direction before progressing at this stage. It is a requirement of Regional Council to meet RPS requirements for natural hazards.</p> <p>The team are working towards a report going to the 20 August committee meeting to seek a definitive direction from Elected Members around what plan change process is taken. Will then still need to go back to them for</p>

		<p>notification however the CE will have the ability to sign off for the Minister. Once direction is gained from council the team will ensure engagement with Iwi and Hapu.</p> <p>Jeff noted the workshop held a few months back was really good, well run. Once planning provisions are confirmed it would be worth while holding a similar workshop again along with HAF, to ensure discussion around the provisions working as practically as possible.</p> <p>It was noted the Beca team are adding good value to the detail of the provisions being tested.</p> <p>Veros are looking at financial feasibility of intensification based on land size vs. development. Testing duplex on 325sq and 400sq. It was noted, however, that developers are likely to separate the duplexes wherever possible given this will increase the value.</p> <p>There is general support around going in the right direction, on the right path. The forum supports the work on the Te Papa and residential intensification.</p> <p>All information relating to The Te Papa Peninsular project including engagement and consultation dates will be loaded to the Te Papa website: <a href="https://www.tauranga.govt.nz/our-future/projects/te-papa-peninsula">https://www.tauranga.govt.nz/our-future/projects/te-papa-peninsula</a></p>
	<b>Action</b>	Note the confirmed 27 August values engagement workshop.
<b>Tauranga City Council Plan Change program</b>	<b>Discussion</b>	<p>Discussion was had around the messaging / recommendations to put forward to SLG. Main points being:</p> <ol style="list-style-type: none"> <li>1. The need for TCC to continue to resource and support this work and as necessary increase it</li> <li>2. The PDF encourages Regional Council provides support</li> </ol> <p>Leading into the next triennium it is essential there is strong support, sufficient resourcing and leadership for this as it is critical. Without the required support there is a risk of slowing this down. Regional Council are a key part of the sub region and growth and at this point are missing.</p>
	<b>Action</b>	Jeff to draft key message and circulate for comment <b>Post note:</b> Key message included in 21 August SLG agenda
<b>Urban Form &amp; Transport Initiative (UFTI)</b>		No update, forum members are encouraged to attend the 26 August 2019 1:00pm and 23 October 2019 12:30pm joint forum workshops.

	<b>Action</b>	Note the UFTI joint forum workshop dates 26 August (1:00pm) and 23 October (12:30pm)
<b>Tauranga Transport Model Update</b>	<b>Update</b>	Refer to email dated 25 June 2019 with <a href="#">presentation from 19 June 2019 SmartGrowth Leadership Group meeting</a> . It was noted this presentation is an example of a good western bay sub regional approach. Any questions can be forwarded through to Jeff/Megan to pass onto Bruce. Bruce Robinson has been invited to 7 November 2019 PDF meeting. It was suggested Ayy Greenway also be invited to 7 November meeting to discuss the Population and Employment inputs.
	<b>Action</b>	<ul style="list-style-type: none"> <li>- Megan to invite Ayy Greenway to attend 7 Nov meeting and provide an overview of the Population and Employment inputs alongside Bruce Transport modelling <b>Post note:</b> Actioned by Megan. Both Bruce and Ayy confirmed.</li> <li>- Megan to resend Transport Model presentation to the group <b>Post note:</b> Actioned 8 August</li> </ul>
<b>Tauranga City Council IDC Update</b>	<b>Update</b>	Refer to email dated 26 July 2019. Note information sessions 14 & 23 August 2019. There is a lot going on in this space.
	<b>Action</b>	
<b>Tauranga City Council IDC Transport Project Update</b>	<b>Update</b>	<p>Following the workshop there was a steering group meeting on 27 June. Jeff F provided an overview of the process moving forward. There will be further work on the Toolbox and Design Standards and these will be updated based on feedback received. The project team will be expanding the Toolbox scoring explanations and rational to provide more context for the user and the processing engineering team. They will then be providing these updated documents to pdf members for testing followed by a further workshop, anticipated early September, to provide feedback.</p> <p>A request was made for live examples in line with intensification. Jeff noted this is the intention, and this was requested. It is essential to get the guide right, the objective and identifying grey areas.</p> <p>Jeff provided an overview of the feedback provided and conflicts identified at the steering group meeting and requested outcomes.</p> <ul style="list-style-type: none"> <li>- Explanation of the approval process and conflict resolution process.</li> <li>- Explanation of each element with regards to TCC policy details would be useful, linked to the guide</li> <li>- Confirmation needed around low/medium residential bands.</li> </ul>

		<ul style="list-style-type: none"> <li>- Cycleway width agreed by all – 1.8m minimum</li> <li>- Flexibility needed for developers around footpaths – examples where footpath on one side is appropriate</li> <li>- Looking to cluster on-street parking.</li> <li>- Discussion around services under the footpath – particularly water. Jeff noted he encouraged flexibility around allowing services under footpath – and they are going to agree to water mains under the footpath, subject to residential density being &gt;15du/ha (waste water already has a lot of flexibility).</li> <li>- Work being done around tree species however looking to move away from rigid approach and looking to quality of outcomes over quantity.</li> <li>- Limited palate of hard surface materials to work with across the city. Looking to come up with a palate range that can be used. Also looking at this for street lights.</li> </ul>
	<b>Action</b>	
<b>SmartGrowth Bi-monthly Partnership report</b>	<b>For information</b>	Included with the July 2019 SmartGrowth Leadership Group agenda <a href="#">here</a> . For reading and information.
	<b>Action</b>	
<b>General Business</b>		<p>Jeff noted that at the recent Developers / ELT meeting discussion was had relating to developer involvement in growth projects design and procurement. The resolution of the Urban Form and Transport Development Committee was:</p> <p><i>“Requests that staff work with developers to identify growth projects for which there are opportunities to consider alternative design and procurement approach; and report back to the Urban Form and Transport Development Committee on these discussions.”</i></p> <p>It was agreed that Developers would prepare a list of those projects where they have the most interest and see opportunity for alternative design and procurement approaches. Council are after ideas of how projects could be packaged differently. Please forward any thoughts or suggestions thorough for discussion with Christine Jones and team in the new triennium.</p>

		<p>Belinda noted she coordinates Tauranga Shoebox Christmas alongside Maven and House of Travel stores across Tauranga. A great initiative where children throughout Tauranga, who would otherwise miss out on a Christmas gift, due to illness, grief etc. are provided with a gift from a member of the community. Read more here <a href="https://taurangashoeboxchristmas.nz/">https://taurangashoeboxchristmas.nz/</a> Belinda noted she and the team are currently looking for anyone interested as an individual or company to participate. Please email Belinda on <a href="mailto:belindat@maven.co.nz">belindat@maven.co.nz</a> or enrol via the website. There are 2500 children registered across Tauranga and the team are 700 shoeboxes short at present.</p>
	<b>Action</b>	<ul style="list-style-type: none"> <li>- Any thoughts or suggestions in relation to identifying growth projects with an alternative design and procurement approach to be forwarded thorough for discussion with Christine Jones and team in the new triennium</li> <li>- Individual or businesses interested in participating in the Tauranga Shoebox Christmas initiative to contact Belinda <a href="mailto:belindat@maven.co.nz">belindat@maven.co.nz</a></li> </ul>
<b>Key message for SmartGrowth Leadership Group</b>		<p>The SmartGrowth Property Developers Forum (PDF) requests that the SmartGrowth Leadership Group (SLG), both pre and post the upcoming Local Government Elections, provides briefing and direction via the Partner Councils', that prioritises the employment of all necessary support and resources to enable the notification of the proposed Tauranga City Residential Intensification Plan Changes in the first quarter of 2020.</p> <p>Specifically the PDF requests:</p> <ol style="list-style-type: none"> <li>1. That Tauranga City Council continues to provide the resources required to achieve the timeline above for the notification of these Plan Changes; and</li> <li>2. The Bay of Plenty Regional Council (BoPRC) appoint a Senior Planner to coordinate the BoPRC inputs and support for these Plan Changes.</li> </ol>

Meeting Closed: 10:26 am

Next Forum meeting: 8:30am – 10:30am on Thursday 7 November 2019, The Collective, 17<sup>th</sup> Ave.

## PROPERTY DEVELOPERS FORUM OUTSTANDING ACTIONS LIST

Action No:	Meeting	Description
1.	August	Note the confirmed 27 August values engagement workshop.
2.	August	Jeff to draft key message and circulate for comment <b>Post note:</b> Key message included in 21 August SLG agenda
3.	August	Note the UFTI joint forum workshop dates 26 August (1:00pm) and 23 October (12:30pm)
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