

Property Developers Forum Meeting

Agenda

8:30 – 10:30am, Thursday 7 November 2019

The Collective, 17th Ave, Tauranga

Welcome		
8:30am	1. Apologies	Chair
8:35am	2. Previous minutes and actions from 8 August 2019 (<i>Paper A</i>)	Chair
Key Council and Project Updates		
8:45am	3. Population and Employment inputs to the Tauranga Transport Models	Ayv Greenway
9:05am	Tauranga Transport Models update	Craig Richards
9:30am	4. Urban Development Authorities (UDA's) update from Housing New Zealand	Darren Toy
10:00am	5. Tauranga City Council Te Papa Peninsular update	Janine Speedy
10:10am	6. Tauranga City Council Infrastructure Development Code update	Natalie Rooseboom

General Business & Recommendations to SmartGrowth Leadership Group

10:20am	7. Any other general business	All
10:25am	8. Key message to SmartGrowth Leadership Group	All
10:30am	Meeting Close – Next Meeting 2020 dates to be confirmed in due course	

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	
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		Rowesdale	
George Ford	<i>Ford Land Holdings</i>	Scott Adams	Carrus Corp
Geoffrey Ford	<i>Ford Land Holdings</i>	Shae Crossan	Stratum
Graham Clarke		Shane McConnell	G.J Gardner Homes
Grant Cowles	S&L	Simon Maxwell	The Lakes
Grant Downing	Element IMF	Scott Hamilton	Quayside
Howard Smith	Ngai Tahu Property	Steve Short	Independent
Jeff Hextall	S&L	Steve Cutfield	Classic Developments
Jim Lochhead	Carrus Corp	Steven Farrant	S&L
		Tristan Shannon	Barrett Homes
		Taunu Manihera	Maven
		Tauranga Registered Master Builders	
		Tim McBride	S&L
		Victoria Kingi	

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

Forum Members Present	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)	
SmartGrowth	Megan Rumble (Coordinator)	
Other	Tony Marsden (Disability Advisory Group)	
Partner staff	Janine Speedy (TCC) Apologies: Phillip Martelli (WBOPDC)	
Apologies (forum members)	Andrew Collins (Harrison Grierson), Dave McFarlane (Mantra Properties), Tristan Shannon (Barrett Homes)	
Previous minutes		The previous 13 June 2019 minutes were accepted by the forum with no matters arising.
Disability Advisory Group presentation	Update	<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"> - New build (commercial) - New build (residential) - Business practices - Events <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 here for a nomination form.</p>
	Action	
<p>Tauranga City Council Plan Change update</p>	<p>Update</p>	<p>Janine Speedy, Team Leader City Planning spoke to her slides. View here. 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 <u>Post note:</u> 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: https://www.tauranga.govt.nz/our-future/projects/te-papa-peninsula</p>
	Action	Note the confirmed 27 August values engagement workshop.
Tauranga City Council Plan Change program	Discussion	<p>Discussion was had around the messaging / recommendations to put forward to SLG. Main points being:</p> <ol style="list-style-type: none"> 1. The need for TCC to continue to resource and support this work and as necessary increase it 2. The PDF encourages Regional Council provides support <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>
	Action	Jeff to draft key message and circulate for comment Post note: Key message included in 21 August SLG agenda
Urban Form & Transport Initiative (UFTI)		No update, forum members are encouraged to attend the 26 August 2019 1:00pm and 23 October 2019 12:30pm joint forum workshops.

	Action	Note the UFTI joint forum workshop dates 26 August (1:00pm) and 23 October (12:30pm)
Tauranga Transport Model Update	Update	Refer to email dated 25 June 2019 with presentation from 19 June 2019 SmartGrowth Leadership Group meeting . 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.
	Action	<ul style="list-style-type: none"> - Megan to invite Ayy Greenway to attend 7 Nov meeting and provide an overview of the Population and Employment inputs alongside Bruce Transport modelling Post note: Actioned by Megan. Both Bruce and Ayy confirmed. - Megan to resend Transport Model presentation to the group Post note: Actioned 8 August
Tauranga City Council IDC Update	Update	Refer to email dated 26 July 2019. Note information sessions 14 & 23 August 2019. There is a lot going on in this space.
	Action	
Tauranga City Council IDC Transport Project Update	Update	<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"> - Explanation of the approval process and conflict resolution process. - Explanation of each element with regards to TCC policy details would be useful, linked to the guide - Confirmation needed around low/medium residential bands.

		<ul style="list-style-type: none"> - Cycleway width agreed by all – 1.8m minimum - Flexibility needed for developers around footpaths – examples where footpath on one side is appropriate - Looking to cluster on-street parking. - 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 >15du/ha (waste water already has a lot of flexibility). - Work being done around tree species however looking to move away from rigid approach and looking to quality of outcomes over quantity. - 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.
	Action	
SmartGrowth Bi-monthly Partnership report	For information	Included with the July 2019 SmartGrowth Leadership Group agenda here . For reading and information.
	Action	
General Business		<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 https://taurangashoeboxchristmas.nz/ Belinda noted she and the team are currently looking for anyone interested as an individual or company to participate. Please email Belinda on belindat@maven.co.nz or enrol via the website. There are 2500 children registered across Tauranga and the team are 700 shoeboxes short at present.</p>
	Action	<ul style="list-style-type: none"> - 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 - Individual or businesses interested in participating in the Tauranga Shoebox Christmas initiative to contact Belinda belindat@maven.co.nz
Key message for SmartGrowth Leadership Group		<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"> 1. That Tauranga City Council continues to provide the resources required to achieve the timeline above for the notification of these Plan Changes; and 2. The Bay of Plenty Regional Council (BoPRC) appoint a Senior Planner to coordinate the BoPRC inputs and support for these Plan Changes.

Meeting Closed: 10:26 am

Next Forum meeting: 8:30am – 10:30am on Thursday 7 November 2019, The Collective, 17th 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 Post note: 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)
4.	August	Megan to invite Ayy Greenway to attend 7 Nov meeting and provide an overview of the Population and Employment inputs alongside Bruce Transport modelling Post note: Actioned by Megan. Both Bruce and Ayy confirmed.
5.	August	Megan to resend Transport Model presentation to the group Post note: Actioned 8 August
6.	August	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
7.	August	Individual or businesses interested in participating in the Tauranga Shoebox Christmas initiative to contact Belinda belindat@maven.co.nz