



SmartGrowth Property Developers Forum
The Collective, 17th Avenue, Tauranga
Thursday 7 November 2019 8:30-10:30am

Forum Members Present	Jeff Fletcher (Chair), Grant Downing (Element IMF), Scott Adams (Carrus), Brian Stevenson (Bluehaven Management), Nathan York (Bluehaven Management), Jeff Hextall (S&L), Michael Kemeys (Veros), David Needham (Harrison Grierson), Steve Cutfield (Classics), Libby Gosling (Classics), Colin Booth (Independent), Lee Dove (Harrison Grierson)
SmartGrowth	Megan Rumble (Coordinator/Minutes)
Other	Darren Toy (Kainga Ora), Craig Richards (Beca)
Partner staff	Janine Speedy (TCC), Natalie Rooseboom (TCC), Ayv Greenway (TCC) Apologies: Phillip M
Apologies (forum members)	Peter Cooney (Classics), Belinda Messenger (Maven), Tristan Shannon (Barrett Homes)
Previous minutes and matters arising	The previous minutes were accepted by the forum.
Population and Employment inputs to the Tauranga Transport Models	<p>Ayv Greenway provided an overview noting the TCC growth and population projections produced by NIDEA were used at a city level for growth and land use projections. Market economics are also a key input. Upon the release of the Census information in September it was noted there has been more population increase than what Stats NZ projected however dwelling consents were lower than projected. These projections feed into the Tauranga Transport Model (TTM).</p> <ul style="list-style-type: none"> - It was suggested that a contributor to this variation could be the number of baUDC - ches now being used as permanent residences in the area. - Could the land supply issue also be contributing to the lower number of consents being issues? <p>Ayv noted, yes, and council are certainly taking that research on board.</p>

<p>Tauranga Transport Models (TTM) update</p>		<p>Craig Richards from Beca provided an update on the TTM. Craig spoke to his slides which can be downloaded here. The same slides were presented to SLG earlier this year providing an overview of the TTM structure, upgrades over the last year and an overview of the model inputs.</p> <p>Discussion and questions followed:</p> <ul style="list-style-type: none"> - How are combined public transport and private vehicle users considered? There is a generalised cost of travel equation that is used for both which considers the cost of using a car (WOF, registration, parking, tolls etc.) and the cost of using a bus. The reliability factor of using PT is included in this equation - Regional Councils role – what determines their involvement in this process? It was noted they are a partner in the model owners’ group and recently heavily involved in PT testing projects - Is UFTI involved. Craig noted, yes, the team will be working with UFTI. Currently the UFTI team are working on their interim reports so waiting for programmes to be narrowed down - Timeframe out to 2063, dealing with consumer behaviour, technology etc. even the near future is going to be so different to how relevant this is now. Craig noted this is as accurate as possible at present, adjustable. - Further updates may be applied next year upon the release of further population projection data. - Google maps are part of the suite of data capture used to validate data - How does this model compare to other growth cities? Comparable with major urban centres such as Auckland and Wellington. Q’town is building a hybrid model and Hamilton are using a strategic model. It was noted it is important to highlight this through UFTI - NZTA are a regular user/partner also and this is a good tool to use when applying for funding <p>Jeff F thanked Craig and Ayy for attending and for the valuable overview / discussion.</p>
	Action	<p>Megan to circulate Craig’s TTM slides post note: link to slides circulated 8 November and included above.</p>
<p>Urban Development Authorities (UDA’s) update from Kāinga Ora</p>		<p>Darren Toy from Kāinga Ora provided an overview around the recent changes around the Ministry of Housing and Urban Development (MHUD). There have been several evolving Ministry changes, likely to move to an organisational structure where regional managers will represent. Darren spoke to his slides – view here.</p>

	<p>The legislation in terms of the UDA's is still being established. The establishment of Kāinga Ora was the first new legislation to be put in place.</p> <p>Discussion and Questions followed:</p> <ul style="list-style-type: none"> - Definition of 'partnering' – Darren noted this is referring to the removal of barriers by Kāinga Ora - Eligibility around social and public housing discussed - Average house price – is this based on wages? Note housing affordability sheet (to be circulated) It was noted there are multiple factors contributing to the affordability of housing. <p>Darren advised the group to begin thinking around opportunities to unlock potential projects and what barriers may be involved to then present come Feb/March. Some projects may need to be presented to cabinet for additional funding.</p> <ul style="list-style-type: none"> - Discussion was had around how this will work in with the NPS. There are concerns around the motivation to move forward given these NPS's creating uncertainty and many layers of legislation to work through. Darren noted that this is the first step toward fixing this uncertainty. Darren to speak with Brad Ward at MHUD around coming and speaking to PDF so the group can provide this feedback. - SDP – what are the risk and profit portions? Darren noted the first one is yet to be done however Kāinga Ora are not there for profit – there to remove barriers. <p>The Urban Development bill is going to parliament in November and new legislation should be in place by the end of the first quarter.</p> <ul style="list-style-type: none"> - Discussion around the next election and the effect this could have, causing further uncertainty. Darren's view is the two parties are not as poles apart as they used to be in this space. <p>Darren noted the six projects that were recently funded by cabinet in Hastings. Airbnb was a huge factor for Hastings. There are learnings through the Hastings projects for Rotorua and there will be further learnings for Tauranga (third cab off the rank).</p>
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		<p>Discussion was had around the process of crown owned land.</p> <p>Jeff F thanked Darren for attending today and this has been positive and informative. Looking forward to having Brad attend early next year.</p>
	Action	<ul style="list-style-type: none"> - Darren to contact MHUD Brad Ward re speaking to PDF. - Hastings learnings – extensive report. Circulate. - Megan to circulate the Housing Affordability Sheet – get from Darren post note: Actioned 17 December 2019
<p>Tauranga City Council Te Papa Peninsular update</p>		<p>Janine Speedy (Tauranga City Council) provided an update on the TCC intensification plan changes. The testing phase is nearing completion, which included feasibility and architectural testing. The draft provisions have been developed and tested through this process.</p> <p>The NPS on Urban Development is expected in August 2020 – the team are reflecting on this and how it aligns. Legal advice has been sought around the timing of the plan changes with the NPS. It is agreed council will keep an eye on this but will be notifying the plan changes in mid-2020 before gazettal of the NPS-UD.</p> <p>Council are in the phase of infrastructure modelling and are modelling four scenarios for water, wastewater and transport. Stormwater is covered through Plan Change 27 – flooding from intense rainfall.</p> <p>The values engagement for Te Papa has been completed and council are now beginning the design sprint. A couple of options will come out in due course.</p> <p>Janine noted the team would like to engage with this forum on the whole package. Janine to provide a further update at the February meeting followed possibly by another dedicated workshop.</p> <p>Corinne from Beca is still contracted and working with Kirsty (Senior Policy Planner) to progress the intensification plan changes.</p> <p>Janine noted the new council are going to have a few focused sessions on growth as well as a tour. They are receiving intensive information. They have already shown strong interest in driving change. Note that the UFTI meeting on 27 November will provide an update on all planning and infrastructure projects.</p>

		<p>Other plan changes being notified are: PC27 - Stormwater (same time) PC30 - Earthworks (possibly early 2020)</p> <p>Jeff thanked Janine for the update.</p>
	Action	Janine to further update the forum around the TCC changes in February.
Tauranga City Council Infrastructure Development Code (IDC) update		<p>Jeff Fletcher initially provided the following update:</p> <ol style="list-style-type: none"> <u>IDC Transport Provisions Update:</u> Testing – Aurecon and Lysaght were commissioned to carry out the road design testing. Results being finalised for presentation / review 2pm – 4pm Wednesday 13 November 2019 at Aurecon Offices. <u>IDC Technical Updates</u> Technical updates have been provided to the engineering company community. A number of submissions have been made, particularly from a design perspective. Engage with your engineer contacts around this for further insight. Update from Natalie below. <p>Natalie Rooseboom (TCC) provided an update on the IDC. View Natalie’s slides here. Discussion and questions followed:</p> <ul style="list-style-type: none"> - Stormwater system requirements – timing when developments are not yet finished? Natalie to make note re this exception - Pavement construction design – there are gaps due to no feedback sought from contractors - Roading design – local roads. Pavement issues. Process, design, requirements? Problems are driving the changes alongside what is happening across the rest of NZ in this space It would be helpful to get more detail and understanding around what is driving this, how graphs are developed. Natalie to bring a member of the pavements team along to the February meeting. - Comprehensive review – happening through 2020. Feedback period is closed – prioritise projects that come out of it. <p>Jeff thanks Natalie for the continued updates.</p>
	Action	A member of the pavements team to attend and provide an update at the Feb PDF meeting.

General Business		<p><u>TCC Consent (Resource & Building Consents) Processing Workshop:</u> Meeting being held 10am – 12pm Wednesday 8 November 2019 at TCC Cameron Road, arranged by Nic Johanssen at TCC, to provide direct feedback on the consents process. It was noted resourcing and staffing levels are relevant questions to ask tomorrow – critical</p> <hr/> <p><u>Items for next year:</u></p> <ul style="list-style-type: none"> - Combined Iwi Consultation process – crucial! Post note: Megan spoke to Bill Wasley and contact Shad Rolleston re update. Await response from Shad. - UFTI – February <p>Is there an opportunity for this forum to speak with the new council/SLG committee? Jeff to look to pursue this. It would be good to present to a council meeting and refresh the new councillors.</p>
	Action	Jeff to pursue and follow up regarding attending a council meeting or SLG committee meeting to refresh the new councillors.
Key message for SLG		Nothing to note.

Meeting Closed: 10:29am

Next Forum meeting: 8:30am – 10:30am on Thursday 20 February 2020 at The Collective, 17th Avenue

PROPERTY DEVELOPERS FORUM OUTSTANDING ACTIONS LIST

No.	Who	Description	Status
1.	Megan Rumble	Circulate Craig's TTM slides	link to slides circulated 8 November and included above.
2.	Darren Toy	Darren to contact MHUD Brad Ward re speaking to PDF	
3.	Darren Toy	Hastings learnings – extensive report. Circulate.	
4.	Megan Rumble	Megan to circulate the Housing Affordability Sheet from Darren	Actioned 17 December 2019
5.	Janine Speedy	Janine to further update the forum around the TCC plan changes in February.	
6.	Natalie Rooseboom	A member of the pavements team to attend and provide an update at the Feb PDF meeting.	
7.	Jeff Fletcher	Jeff to pursue and follow up regarding attending a council meeting or SLG committee meeting to refresh the new councillors.	