



## Property Developers Forum Meeting

### Agenda

8:30 – 10:30am, 20 February 2020

The Collective, 17<sup>th</sup> Avenue, Mawhero Room 2

Welcome		
8:30am	1. Apologies	Chair
8:35am	2. Previous minutes and actions from 7 November 2019 ( <i>Paper A</i> )	Chair
Key Council and Project Updates		
8:40am	3. Tauranga City Council Infrastructure Development Code Transport Project presentation <ul style="list-style-type: none"> <li>- Brief background</li> <li>- What we have done to date</li> <li>- Status of the 3 deliverables (Streetscape Design Guide, Streetscape Digital Tool, Streetscape Diagrams)</li> <li>- Peer review findings</li> <li>- What's happening next and industry roll-out and training</li> <li>-</li> </ul> peer review reports received end of 2019: <ul style="list-style-type: none"> <li>• Lysaght (<a href="https://secureftp.tauranga.govt.nz/public/file/XLD-QBW6uUiEkgbxOglCcw/Lysaght%20Testing.pdf">file link - https://secureftp.tauranga.govt.nz/public/file/XLD-QBW6uUiEkgbxOglCcw/Lysaght%20Testing.pdf</a>) and</li> </ul>	Natalie Rooseboom / Lee Dove

	<ul style="list-style-type: none"> <li>Aurecon (file link - <a href="https://secureftp.tauranga.govt.nz/public/file/JHfa9N8SpkOI0TocuwB5BA/Aurecon%20-%20Testing%20Feedback.pdf">https://secureftp.tauranga.govt.nz/public/file/JHfa9N8SpkOI0TocuwB5BA/Aurecon%20-%20Testing%20Feedback.pdf</a>)</li> </ul>	
9:55am	4. Kāinga Ora update	Chair
10:00am	5. Iwi Consultation update	Chair
10:05am	6. UFTI update – feedback from those that attended Monday’s workshop	All
10:15am	7. Government Consultation on: <ul style="list-style-type: none"> <li>RMA Reform,</li> <li>NPS Indigenous Biodiversity, and</li> <li>Urban Development Bill</li> </ul>	Chair
10:20	8. City Plan Update	Janine Speedy
<b>General Business &amp; Recommendations To SmartGrowth Leadership Group</b>		
10.30am	9. Any other general business 10. Key message to SmartGrowth Leadership Group	All
	<b>Meeting Close – Next Meeting</b> Thursday 23 April 2020, The Kollektive, 17 <sup>th</sup> Ave, Mawhero Room 2	

### 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)

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Name	Organisation	Name	Organisation
Jeff Fletcher	Bconn/Chair	Lyndon Marshall	
Aaron Collier	Aurecon	Mangatawa Papamoa Blocks	
Andrew Collins	Harrison Grierson	Mark Apeldoorn	
Bill Wasley	Independent Chair	Mark Day	Barrett Homes
Belinda Messenger	Maven	Mark Maystone	Maniaroa
Bob Clarkson	Independent Landowner	Maru Tapsell	CTWF
Bob Thorne	Thorne Group	Matire Duncan	
Brian Goldstone	Goldstones	Matt Allott	Boffa Miskell
Brian Gillett	BGT Developments	Matt McNaughten	Barrett Homes
Brian Stevenson	Bluehaven	Michael Kemeys	Veros Property Services
Carl Salmons	Maven	Mike McLennan	One Seventy Six Limited

Colin Booth	Beaumont Investment Trust	Mike Stilwell	Taylor Inc.
Colin Reeder		Mike Stott	Lysaght Consultants
Craig Batchelar	Boffa Miskell	Murray Beets	
Craig McGarr		Nathan Sanderson	Sanderson Group
Darryl Fox		Nathan York	Bluehaven Management
Dave Macfarlane	Mantra Properties	Peter Cooney	Classic Builders
David Page	Neil Group	Petr Koch	Hawridge
Daryl Edgecombe		Puhirake Ihaka	CTWF
David Needham	Harrison Grierson	Richard Coles	Mpad
Duarne Lankshear		Richard Mocke	Cape Consultants
Dwayne Roper		Roku Mihinui	Te Arawa
George Ford	<i>Ford Land Holdings</i>	Rowesdale	
Geoffrey Ford	<i>Ford Land Holdings</i>	Scott Adams	Carrus Corp
Grace Burman	Hayson Knell	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
Lee Dove	Harrison Grierson	Tracy Hayson	Hayson Knell
		Tristan Shannon	Barrett Homes
		Taunu Manihera	Maven
		Tauranga Registered Master Builders	
		Tim McBride	S&L
		Victoria Kingi	



## SmartGrowth Property Developers Forum

The Collective, 17<sup>th</sup> Avenue, Tauranga

Thursday 7 November 2019 8:30-10:30am

<b>Forum Members Present</b>	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)
<b>SmartGrowth</b>	Megan Rumble (Coordinator/Minutes)
<b>Other</b>	Darren Toy (Kainga Ora), Craig Richards (Beca)
<b>Partner staff</b>	Janine Speedy (TCC), Natalie Rooseboom (TCC), Ayy Greenway (TCC) Apologies: Phillip M
<b>Apologies (forum members)</b>	Peter Cooney (Classics), Belinda Messenger (Maven), Tristan Shannon (Barrett Homes)
<b>Previous minutes and matters arising</b>	The previous minutes were accepted by the forum.
<b>Population and Employment inputs to the Tauranga Transport Models</b>	<p>Ayy 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"> <li>- It was suggested that a contributor to this variation could be the number of batches now being used as permanent residences in the area.</li> <li>- Could the land supply issue also be contributing to the lower number of consents being issues? Ayy noted, yes, and council are certainly taking that research on board.</li> </ul>

<p><b>Tauranga Transport Models (TTM) update</b></p>		<p>Craig Richards from Beca provided an update on the TTM. Craig spoke to his slides which can be downloaded <a href="#">here</a>. 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"> <li>- 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</li> <li>- 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</li> <li>- 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</li> <li>- 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.</li> <li>- Further updates may be applied next year upon the release of further population projection data.</li> <li>- Google maps are part of the suite of data capture used to validate data</li> <li>- 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</li> <li>- NZTA are a regular user/partner also and this is a good tool to use when applying for funding</li> </ul> <p>Jeff F thanked Craig and Ayy for attending and for the valuable overview / discussion.</p>
	<p><b>Action</b></p>	<p>Megan to circulate Craig’s TTM slides <b>post note:</b> link to slides circulated 8 November and included above.</p>
<p><b>Urban Development Authorities (UDA’s) update from Kāinga Ora</b></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 – <a href="#">view here</a>.</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"> <li>- Definition of 'partnering' – Darren noted this is referring to the removal of barriers by Kāinga Ora</li> <li>- Eligibility around social and public housing discussed</li> <li>- 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.</li> </ul> <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"> <li>- 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.</li> <li>- 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.</li> </ul> <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"> <li>- 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.</li> </ul> <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>
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		<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>
	<b>Action</b>	<ul style="list-style-type: none"> <li>- Darren to contact MHUD Brad Ward re speaking to PDF.</li> <li>- Hastings learnings – extensive report. Circulate.</li> <li>- Megan to circulate the Housing Affordability Sheet – get from Darren <b>post note:</b> Actioned 17 December 2019</li> </ul>
<p><b>Tauranga City Council Te Papa Peninsular update</b></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>
	<b>Action</b>	Janine to further update the forum around the TCC changes in February.
<b>Tauranga City Council Infrastructure Development Code (IDC) update</b>		<p>Jeff Fletcher initially provided the following update:</p> <ol style="list-style-type: none"> <li>1. <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.</li> <li>2. <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.</li> </ol> <p>Natalie Rooseboom (TCC) provided an update on the UDC. View Natalie’s slides <a href="#">here</a>.</p> <p>Discussion and questions followed:</p> <ul style="list-style-type: none"> <li>- Stormwater system requirements – timing when developments are not yet finished? Natalie to make note re this exception</li> <li>- Pavement construction design – there are gaps due to no feedback sought from contractors</li> <li>- 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.</li> <li>- Comprehensive review – happening through 2020. Feedback period is closed – prioritise projects that come out of it.</li> </ul> <p>Jeff thanks Natalie for the continued updates.</p>
	<b>Action</b>	A member of the pavements team to attend and provide an update at the Feb PDF meeting.

<b>General Business</b>		<p><u>TCC Consent (Resource &amp; 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"> <li>- Combined Iwi Consultation process – crucial! <b>Post note:</b> Megan spoke to Bill Wasley and contact Shad Rolleston re update. Await response from Shad.</li> <li>- UFTI – February</li> </ul> <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>
	<b>Action</b>	Jeff to pursue and follow up regarding attending a council meeting or SLG committee meeting to refresh the new councillors.
<b>Key message for SLG</b>		Nothing to note.

Meeting Closed: 10:29am

Next Forum meeting: 8:30am – 10:30am on Thursday 20 February 2020 at The Collective, 17<sup>th</sup> 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.	