



Thursday 25 March 2021 8:30-10:30am

Forum Members Present	Jeff Fletcher (Chair), Grant Downing (Element IMF), Jeff Hextall (ECO Ltd) Michael Kemeys (Veros), Steve Cutfield (Classic Developments), Mike Stott (Lysaght)	
SmartGrowth	Ken Tremaine (SmartGrowth Strategic Advisor),	
Other	Russell Troup (TCC), Sikander Singh (TCC)	
Partner staff	Janine Speedy (TCC), Russell Troup (TCC) Apologies: Phillip Martelli (WBOPDC), Natalie Rooseboom (TCC)	
Apologies (forum members)	Scott Adams (Carrus), Craig Batchelar (Boffa Miskell),	
Previous minutes and matters arising		The previous minutes 15 October 2020 were accepted by the forum. Accepted.
Agenda #3		<p>Proposed changes to the IDC pavement design guides –Russell Troup (TCC), Sikander Singh (TCC)</p> <p>The IDC pavement design guides have been reviewed as it was not aligned with <i>Austroroads</i> standards to provide pavement designs that are robust and have long endurance. Review has taken place across design, inspection, and testing standards– all reviewed as the IDC was outdated and not clear.</p> <p>The minimum design life is 25yr but would like to see 40 years out of these roads. We are struggling to keep up with our funding limit. The Focus is on the high-risk roads/high volume roads. Design life considerations have included electric buses (heavier) and construction traffic, as in some cases the design life of the road has been consumed by the construction traffic, the design standard has been updated to align with <i>Austroroads</i> standards. The high-volume roads need to be designed by a suitably qualified and experience pavement engineer and PS1, PS2, PS4 Producer Statements will be required. The PS2 needs to be done by a Chartered Professional (CPeng) Local roads which make up 90-95% of the roads designed have a standard IDC Design which when used will be approved.</p>

		<p>The aim of the new approach is that the design, inspection, testing and construction responsibility sits with the designer and the contractor, it needs to be designed and built properly. Keen to guide the designers. Design, certification, guidance, and loading have been updated in the document, clear requirements from TCC regarding the outcomes.</p> <p>A new sign off procedure has put in place regarding the roading design process - Clarity was sought from TCC as to the PS2 engineering requirement needed ie what qualification and experience is required by the CPeng signing of the PS2? This will be provided back to PDF before incorporated into the document.</p> <p>TCC is aware of the extra costs involved to build the high-quality roads that will last 25years plus, the extra investment upfront will pay off over the long life of the road, without high maintenance costs. The main impact will be that for high volume roads the sub-base layer materials may need to come from non-local sources.</p> <p>Industry input has been provided. Copy of the revised IDC pavement design guide is to be provided to PDF.</p> <p>Focus on: Design, inspections, testing, construction, and quality. Risk based approach – focus efforts on the high-volume roads.</p>
	Action	Action: Vicki to send the IDC pavement design guides document out to PDF
Agenda #4		<p>Tauranga City Plan Review and Plan Changes – Janine Speedy presentation</p> <p>City Plan Review -Timeline The timeframes are important – currently in phase 1</p>

		<div style="display: flex; flex-direction: column; align-items: flex-start;"> <div style="display: flex; align-items: center; margin-bottom: 10px;"> <div style="border: 1px solid purple; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">P1</div> <div style="background-color: #e0e0e0; padding: 5px; border: 1px solid #ccc;">Research and Investigation (July 2020 – June 2021)</div> </div> <div style="display: flex; align-items: center; margin-bottom: 10px;"> <div style="border: 1px solid purple; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">P2</div> <div style="background-color: #e0e0e0; padding: 5px; border: 1px solid #ccc;">Issues/Opportunities/Options (July 2020 – Nov 2021)</div> </div> <div style="display: flex; align-items: center; margin-bottom: 10px;"> <div style="border: 1px solid purple; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">P3</div> <div style="background-color: #e0e0e0; padding: 5px; border: 1px solid #ccc;">Draft City Plan (Nov 2021 – Feb 2023)</div> </div> <div style="display: flex; align-items: center; margin-bottom: 10px;"> <div style="border: 1px solid purple; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">P4</div> <div style="background-color: #e0e0e0; padding: 5px; border: 1px solid #ccc;">Proposed City Plan – formal submissions (Apr 2023 – Oct 2024)</div> </div> <div style="display: flex; align-items: center;"> <div style="border: 1px solid purple; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">P5</div> <div style="background-color: #e0e0e0; padding: 5px; border: 1px solid #ccc;">Hearings and Decisions (Nov 2024 – Dec 2025)</div> </div> </div> <hr style="border: 1px solid purple; margin-top: 10px;"/> <ul style="list-style-type: none"> Resource management reforms – risk and watching brief – met with Janine Smith (director at MFE) The RMA - Currently no changes. (not finalised) Commissioners are aware of the funding needs concerning the upcoming city plan changes. Phase 1&2 very important – we need to understand all the issues and the opportunities we have. Discussion document by September for engagement. Feedback will be sought on suitable options for city plan. End of 2022 draft city plan engagement will take place.
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	Action	Janine, please feedback to TCC on the request for a clear escalation pathway if an issue arises throughout this process. Please provide the developers package for the Property Developers Forums reference.
Agenda #5		<p>Tauranga City Council Long Term Plan – Andy Mead</p> <p>Key highlights:</p> <p>Opex budget significant increase in housing, city plan. Focus on completing urban growth areas eg: Te Tumu, Tauriko West – spatial plan process to continue. More funding available for more targeted exercise eg: Merivale and Gate Pa.</p> <p>Keenan Road area - The structure plan will feed through the city plan process, extension on the Tauriko business case.</p> <p>Draft LTP will include additional resourcing across the board in planning and delivery areas. Significant work behind the scenes in procurement.</p> <p>A significant amount of capax in the eastern corridor.</p> <p>Western Area - wastewater and transport to get Tauriko West moving.</p> <p>Funding going into Te Papa – completing Cameron Road, Community Facilities eg library and pool, City Centre, investment in stormwater. Stormwater solutions reviewing. Other areas where there is a clear development scale.</p> <p>Transport – larger investment over next 10 yrs – Papamoa east interchange. 15th Ave, Totara Street, walking & cycling networks, and public transport. Risks involved – funding assistance not confirmed from NZTA.</p> <p>Civic admin building investment, streetscape and improvements in CBD, Memorial park boardwalk investment to connect the memorial park to the CBD. Resilience projects – at risk structures reviewing. Hazards risk reviewing eg: chapel street bridge. LTP is based on us retaining all the 3 water activities.</p>

	<p>Funding – Limited on how much debt we have on our balance sheet. Rates will go up significantly. Looking at putting more of this into the commercial sector. Development contributions will go up – city-wide development charges. A new Development contribution fund will be set up to go to Social housing and the funding of this fund will also be through rates and sale of other TCC properties. CIP IFF funding modal working within the background – hopefully TCC can take some of the debt off the balance sheet.</p> <p>3.6billion over 10 years targeted at the high growth areas where housing can be delivered at scale.</p> <p>Consultation and process going forward – a draft that will be audited. The final draft will be signed off in May. Consultation May/June. End of July looking to adopt LTP.</p> <p>Challenge is the resourcing of how we will deliver the projects. Need to also upskill internally.</p>
<p>Agenda #6</p>	<p>General Business Ken Tremaine - In May Ken wants to workshop with PDF the significant challenges in key growth areas. Comes out of the work Andy touched on will be discussed.</p> <p>Independent Chair & Shad Rolleston departed; recruitment underway. Strategic comms resource underway.</p> <p>Priority Development Areas workshops and site visits scheduled for 30/31st March. Minister Woods interested in the blockages.</p> <p>Joint Spatial Plan – some work has taken place and there are several challenges involved.</p> <p>Infrastructure Funding and Financing – \$100k funding has been put forward to investigate alternative approaches as current models not working. KPMG involved. Papamoa East interchange looking at taking off the TCC balance sheet and putting it onto the region.</p> <p>Partner development and how multi-party works for multi-party outcomes.</p>

		Ken will prepare a report for PDF that will be workshopped at the next meeting. Looking to work through options and hear feedback, the focus will be on alignment. Discussed board resolutions from SLG Ken will circulate to PDF.
	Action	Ken to prepare a report to be workshopped at the next PDF meeting, Ken please send board resolutions to Vicki for circulation to PDF. Vicki add an agenda item to next meeting.
Key message for SmartGrowth Leadership Group		None noted

Meeting Closed: 10:50am

Next Forum meeting: 8:30am – 10:30am on Thursday 27 May 2021

PROPERTY DEVELOPERS FORUM OUTSTANDING ACTIONS LIST

Action No:	Meeting	Description
1	25 March	Vicki to send the IDC pavement design guides document out to PDF
2	25 March	Janine, please feedback to TCC on the request for a clear escalation pathway if an issue arises throughout this process. Please provide the developers package for the Property Developers Forums reference.
3	25 March	Ken to prepare a report to be workshopped at the next PDF meeting, Ken please send board resolutions to Vicki for circulation to PDF. Vicki add an agenda item to the next meeting.