

SmartGrowth Property Developers Forum

Meeting Minutes

Thursday 27 May 2021 8:30-10:30am

Forum Members Present	Jeff Fletcher (Chair), Grant Downing (Element IMF), Nathan York (Bluehaven), Jeff Hextall (ECO Ltd), Matt Glenn (Quayside Holdings), Todd Jones (Greenstone), Matt Lagerberg (Classic Group), Andrew Collins (Harrison Grierson), Scott Hamilton (Quayside Holdings)
SmartGrowth	Ken Tremaine (SmartGrowth Senior Advisor); Eileen Mares (SmartGrowth Support)
Other	Kerri Young (Kainga Ora), Ernst Zollner (Ministry of Housing & Urban Development), Dean Kimpton (Western Bay of Plenty Transport System Plan) via MS Teams, Cole O'Keefe (Waka Kotahi NZTA) by MS Teams
Partner staff	Christine Jones (TCC), Andrew Mead (TCC), Natalie Rooseboom (TCC)
Apologies	Darren Toy (Kainga Ora), Phillip Martelli (WBOPDC), Peter Cooney (Classic Builders), Aaron Collier (Collier Consultants)
Previous minutes and actions	The previous minutes were accepted by the forum. Previous actions were not commented on
Tauranga City Council Street Design Tool and Diagrams Update (Paper B)	<p>Natalie Rooseboom from Tauranga City Council presented an update to the Street Design Tool Kit.</p> <p>The tool kit consists of the Street Design Tool Guide, the Street Design Tool, Diagrams and further information. During the development the PDF was involved at various times along the way.</p> <p>TCC is now very close to launching. Natalie presented the TCC website and how to use the Street Design Tool Kit. As this is a living document the tool kit will implement any upcoming rule changes and amendments after its launch.</p> <p>After entering all necessary details, the tool kit creates a report which can be submitted with the building consent application. Western Bay District Council is aware of this tool.</p> <p>This can also be used as design tool only by issuing different scenarios, to show what you can do, you might do or you can't do.</p> <p>No entered details will be saved or submitted.</p> <p>Development is still ongoing. If you find anything not working or wrong details, please let Natalie know so it can be changed.</p> <p>Final approval from utilities is outstanding. After that the tool kit will be launched.</p> <p>Natalie noted that Tauranga City Council is seeking the Property Developer Forums agreement on the wording in the second paragraph of the report being:</p> <p><i>The Street Design Toolkit (tools, guide and diagrams) has been developed in collaboration with utility companies and the Property Developers Forum. These</i></p>

	<p><i>groups support the Street Design Toolkit as the preferred and more flexible approach to street design in Tauranga.</i></p> <p>Forum wants to have a look through the tool before letting Natalie know about the consent. PDF will give feedback within a couple of weeks. (Action)</p>
Action	PDF to give feedback to Natalie Rooseboom re consent
<p>Review, Comment and Feedback on SmartGrowth Housing Action Plan as presented at the 22 April 2021 SmartGrowth Leadership Group Meeting (Paper C)</p>	<p>Jeff referred to the Paper C of the agenda – the Housing Action Plan and noted that the forum was asked to endorse it.</p> <p>Jeff referred to the listed key action at the end of the report.</p> <ol style="list-style-type: none"> 1. Improve the up-to-day data 2. Accelerate the priority development areas 3. Reduce rental stress 4. Realising Maori housing aspirations 5. Increase public housing stock 6. Making use of the tools we have <p>Jeff noted that key move 6 lists inclusionary zoning. This topic has been discussed a lot in this forum. The forum in the past was against inclusionary zoning. Jeff asked if that is still the case and if the group is supporting the Housing Action Plan but those two words.</p> <p>As clarification, inclusionary zoning is a to be negotiated percentage of housing of a development set aside at a predetermined price point.</p> <p>The forum discussed the Housing Action Plan:</p> <ul style="list-style-type: none"> • The “How” is not listed, e.g. role out – will receive an update to that later in the meeting but a working group was set up to populate the actions • Question was raised how inclusionary zoning shall be funded? • Data quality: data referred to in the report was updated last year heavily relying on data from developers and other parties. <p>In summary, general support of the Housing Action Plan by PDF subject to data quality and more detail to the “how”. Further comments from the members requested within the next two weeks.</p>
Action	PDF to further comment on the Housing Action Plan
<p>Discuss possible PDF submission on TCC Draft Long Term Plan</p>	<p>Jeff to issue a letter from the forum for submission noting that this group is behind the long-term plan in general. Detailed comments can be submitted separately by every entity. The proposed submission will be circulated to the forum prior to submission.</p> <p>The long-term plan is positive for the city and needed. Forum agreed.</p>
Action	PDF to further comment on the draft PDF submission on the TCC Draft LTP
<p>Updates & Discussion: Government Policy; SmartGrowth Stocktake;</p>	<p>Ernst Zollner – Senior Advisor of the Ministry of Housing and Urban Development; Kerrie Young – Director Strategic Urban Partnership of Kainga Ora; Dean Kimpton - Chairing Western Bay of Plenty Transport System Plan; Cole O’Keefe – Strategic Planer of Waka Kotahi NZTA; and Ken Tremaine – Strategic Advisor SmartGrowth</p>

<p>Priority Development Areas; Kāinga Ora</p>	<p>Showing presentation to the forum (attached to the minutes)</p> <p>In the past New Zealand achieved different results in the different places. Our approach to urban growth management in NZ has been largely unsuccessful. Public services are not responsive enough to the growth. Infrastructure arrived too late etc. Because of that the government launched the so-called Urban Growth Agenda. A partnership between Ministry of Housing and Urban Development, Waka Kotahi, Kainga Ora. It is a joint approach to growth management in the Bay and nationally. Regularly meetings are set up to plan together and to be able to respond quickly to data and changes. Ministers Hon. Mahuta and Hon. Dr. Woods representing the crown.</p> <p>It is an enduring partnership to support the private sector. This partnership coordinates, does problem solving and track the issues and make sure they are resolved. This is called Urban Growth Partnership Tracker.</p> <p>Through UFTI the Priority Development Areas (PDA) were identified. Of course, there are others but for those PDA's it was agreed that if central and local government does not work together better the urgently needed outcomes cannot be achieved at scale.</p> <p>Western Bay is of national interest because it is probably one of the most stressed housing markets in the country. This affects everyone but most of all the vulnerable people – lower income households, retired households and people with fixed incomes. The statistics in the housing report are deeply worrying. Bringing land supply is nearly the hardest. So, increasing the supply is no longer of local interest. It is now of national interest.</p> <p>Some of the tools of the Urban Growth Agenda are shown on the presentation.</p> <p>The regional spatial strategies are coming. The new Spatial Planning Act is drafted it contains the whole region with separate chapters for each sub-region, e.g. western bay, eastern bay, Rotorua, etc.</p> <p>Tools:</p> <p>“Land use regulations”: you are aware of the streamline plan change process and NPS Urban Development Capacity from the previous government. But under this government we have a fast track incentive which shall encourage high density and making sure of the land supply. This provides more flexibility and more certainty.</p> <p>“Housing Acceleration Fund”: aimed at local government help to fund 3 waters and roading infrastructure that is not otherwise in an LTP, RLTP or not scheduled soon enough. Cabinet is finalising the criteria on Monday 2 June 2021.</p> <p>Kerrie noted about the “Large Scale Projects” that Kainga Ora currently has 4 major projects in Auckland to deliver 50,000 houses. Kainga Ora will open up land for developers to come and build on.</p> <p>“Land for Housing” is a crown project where they buy surplus land and develop it for residential housing.</p> <p>“Strategic Land Acquisition Fund” is coming and means Kainga Ora will be allowed to buy land for strategic purposes out of the open market e.g. land that needs master planning, lazy capital land or land additional to another opportunity.</p> <p>Affordable housing support: accommodation supplement increased to help people to stay housed. Noted that the coming supply does not solve the problem.</p> <p>Government Policy Direction supports inclusive housing solutions. Trying to make sure of a mixed use area. And making sure local people can work across the street.</p>
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	<p>Increase of freshwater protection – want to find the right balance. Trying to resolve two government imperatives: protect fresh water better and achieving increase housing. TCC Commissioners and the Ministers are in dialogue about this.</p> <p>The government wants to support the region to achieve an affordable housing mix. Making sure we have housing for everyone locally to reduce congestion. In this region we need supply for everyone from upscale to vulnerable households. We are very motivated for pace and scale.</p> <p>Kainga Ora recognised that Western Bay and Tauranga are in very different space then other cities in the country. Kainga Ora is working together with the partners here to unlock land for supply which was left by the market.</p> <p>Kainga Ora developed Tauranga Western Bay Business Plan to be able to respond uniquely what is need in this space.</p> <p>Government requirement to purchase 300 public houses in this area. But Kainga Ora is not the largest landlord of Public Housing in this area. That’s Accessible Properties. So, Kainga Ora is going to support them to unlock their capacity alongside to find land for Kainga ora to increase their stock.</p> <p>Government requirement to unlock the capacity of transitional housing to reduce demand on hotels/motels.</p> <p>Affordable rental or build to rent is something Kainga Ora is looking into buy supporting private market to deliver on that. Kainga Ora is currently not allowed to own rental stock. Discussions going on with the Crown regarding a possible change.</p> <p>Market rental / Market Home ownership: Kainga Ora is trying to fix the Auckland issue to stop people moving away into places like the western bay to reduce the pressure here.</p> <p>Overview of the Stocktake report was presented by Dean Kimpton (as part of the attached presentation). The report addresses issues to enable growth under a broad range of categories. Made a comparison with SmartGrowth strategy and UFTI. Also look into iwi/hapu aspirations. And, looking into finance and funding constraints.</p> <p>The stocktake is not an audit. It is there to identify gaps, risks and opportunities. How we might work together to deliver from central government to the private sector. Are we optimising support growth in the subregion? The report recognised that the policy environment is changing, e.g. freshwater, productive land, carbon reduction, public transport etc.</p> <p>It will go next to the Chief Executive Advisory Group on 8 June for a first review. After that it will go through a workshop in SmartGrowth and later will be more publicly available.</p> <p>Highlighted were the work around the freshwater component in the report. That the investment from Kainga Ora and Waka Kotahi is critical. That it is concern that the growth areas will not yield the supply of housing needed let alone affordable housing. Comments in the report are made around a plan B needed. The additional supply needs to come from a mix of brown field and green field. Urban intensification is mentioned. The need of reinforcement of public transport is mentioned as well.</p> <p>Question was raised around the review of the RMA. Dean commented that the RMA is passed it use by date. Over the past 30 years hundreds of amendments were made to the act, all are in conflict to each other. The RMA wasn’t delivering what we need anymore. It was recommended to put a strategic planning piece of legislation in place</p>
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	<p>which allows to think across the time. Where do we grow? What do we need to protect? Funding of the infrastructure.</p> <p>It was agreed to set up another meeting with Dean Kimpton to discuss the RMA Reform in more detail. (Action)</p> <p>Ken Tremaine presented slides relating to Implementation and Delivery (as part of the attached presentation).</p> <p>Expectation of the government to deliver action and projects. Currently it is still worked through the stocktake and will come back to PDF for input and further discussion.</p> <p>The forum raised that establishing partnerships in the various areas and resourcing is critical. How do we resource what we have heard about today? That is the biggest challenge. Biggest risk we face in delivering in Tauranga City is the resourcing of local government. Forum supports this part of the LTP.</p> <p>The chair thanked the guest for their presentation.</p>
Action	To set up another meeting with Dean Kimpton to discuss the RMA Reform
General Business	<p>The forum noted that the SmartGrowth website is majorly out of date. It should be the go-to place for information. Thus, it needs to better reflect the crisis this region is in and also needs to reflect progresses which has been made to date.</p>
Action	Ken / Eileen – Website update
Key message for SmartGrowth Leadership Group	<p>Housing Action Plan as discussed earlier</p> <p>Iwi and Hapu consultation:</p> <p>The chair mentioned that there is ongoing confusion with regard to Iwi and Hapu consultation and a consistent consultation approach across the three SmartGrowth Councils as to which Iwi and Hapu are to be consulted with and when. The aim from this forum always was to have a consistent approach.</p> <p>Christine Jones commented that this is action sitting within the SmartGrowth Actions as a joint consultation policy, however the Regional Council wasn't able to agree to a joint approach. Because of this the current TCC Consultation Policy is now outdated. TCC needs to review and refresh the policy together with Western Bay.</p> <p>The Chair advised that he has previously discussed this with the CTWF who also sought a consistent consultation approach across the three SmartGrowth Councils. The Chair will work with CTWF to raise this with SLG.</p> <p>It was agreed that we need a more structured way to go forward. It is a step back for SmartGrowth and for the collaborated approach to dealing with a key element of consenting.</p> <p>The chair will discuss with Buddy Mikaere and Puhirake Ihaka of CTWF and will work out an approach. Also need to discuss with Regional Council.</p>

Meeting Closed: 10:45am

Next Forum meeting: 8:30am – 10:30am on Thursday 29 July 2021

PROPERTY DEVELOPERS FORUM OUTSTANDING ACTIONS LIST

Action	Description
1	PDF to give feedback to Natalie Rooseboom re Street Design Tool Kit and consent to wording for the report
2	PDF members to further comment on the Housing Action Plan
3	Set up another meeting with Dean Kimpton to discuss the RMA Reform
4.	Ken / Eileen – Website update