

**SmartGrowth Property Developers Forum**  
**The Kollektive, 17<sup>th</sup> Avenue, Tauranga**  
**Thursday 20 February 2020 8:30-10:30am**

<b>Forum Members Present</b>	Jeff Fletcher (Chair), Harriet McKee (Aurecon), Grant Downing (Element IMF), Jeff Hextall (ECO Ltd), Scott Adams (Carrus), Sean Haynes (Veros), Andrew Perry (Aurecon), Mark Day (Barrett Homes), Tristan Shannon (Barrett Homes), Lee Dove (Harrison Grierson)	
<b>SmartGrowth</b>	Megan Rumble (Minutes)	
<b>Partner staff</b>	Janine Speedy (TCC), Natalie Rooseboom (TCC) Apologies: Phillip Martelli (WBOPDC)	
<b>Apologies (forum members)</b>	Craig Batchelar (Boffa Miskell), Michael Kemeys (Veros)	
<b>Previous minutes and matters arising</b>		The previous, 7 November 2019 meeting minutes were accepted by the forum as a true and correct record. Two spelling errors were amended. The amended minutes can be viewed <a href="#">here</a> .
Tauranga City Council (TCC) IDC Transport project presentation		<p>Lee Dove, Harrison Grierson and Natalie Rooseboom, Tauranga City Council, presented to the form on the IDC Transport project – the project was initiated due to the demand in Tauranga City to encourage medium density development. Increased focus on the street environments and particularly around the need for more connected communities and improvements to the street scape to facilitate this.</p> <p>View Natalie and Lee’s presentation <a href="#">here</a>.</p> <p><u>Questions and discussion followed:</u></p> <ul style="list-style-type: none"> <li>- Moving document – changed and improvements can be made</li> <li>- Not planning on incorporating this into the city plan – to sit separate</li> <li>- Is the parks team all on board to ensure developers wont encounter issues when it comes to consenting stage? – Yes, fully on board, reviewed policies. Changes are minimal mainly around the ability to cluster, different landscape types</li> <li>- Medium/high scale? Subjective topic – this does need to be highlighted in terms of how to calculate</li> </ul>

		<ul style="list-style-type: none"> <li>- Secondary dwellings adjacent? Has this been considered – parking considerations?</li> <li>- Parking restrictions from the outset e.g. no parking on the burms, or yellow lines</li> <li>- Succinct diagrams to work through and develop your street from there. Clear workplan</li> <li>- Service providers, utilities involved? They have been on the steering group from day one – good buy in from the utility providers</li> <li>- Services under the pavement’s issues – agreement has been reached on that now – changes to pavement design, pavement team member will attend next meeting</li> </ul> <p>Jeff noted that Natalie has taken this through every department in Council, positive as all teams are on board. Natalie noted she presented this again to the parks, infrastructure and policy teams again over the past two weeks given staff changes etc. Really positive reception.</p> <p>Not going to be able to roll this out with everything in place – roll it out and tweak as we go – expect frustrations but feedback is essential. Will require ongoing refinement. Won’t be locked into a one size fits all approach which is positive.</p> <p>This enables a lot more flexibility and more pragmatic discussions across the teams within council.</p> <p>Natalie is open to any feedback and ideas. Happy to present to teams also. Ongoing engagement is key. Get in touch with Natalie <a href="mailto:natalie.rooseboom@tauranga.govt.nz">natalie.rooseboom@tauranga.govt.nz</a> or 027 276 2211</p> <p>Outside of this project what is happening? Recent changes to stormwater easements, bollards. Longer terms project stormwater design. Still working on the Asbel requirements. Working on smaller things as they come through. Moving online IDC to a new platform – should be more user friendly. Also working on streetlight commissioning and work our way through a new process for that.</p> <p>Jeff thanked Natalie and Lee – look forward to ongoing engagement and discussion.</p> <p><b>Please note: the most recent IDC update from Natalie attached to these minutes.</b></p>
	<b>Action</b>	<ul style="list-style-type: none"> <li>- Natalie/Lee to attend next meeting to present digital toolbox.</li> </ul>

		- Pavement design team member to attend April meeting
<b>Kainga Ora update</b>		Jeff F noted Darren Toy attended the last meeting to provide an update. It was noted Darren has now moved into a new role and Teresa Pou has taken Darren's place. Megan to get in touch with Teresa.
	<b>Action</b>	Megan to follow up with Teresa Pou – Kāinga Ora
<b>Iwi Consultation update</b>		Jeff F noted this has slowed. Will continue to endeavour to get Shad to attend next meeting. Has possibly been overshadowed by UFTI which has taken a lot of energy from all SmartGrowth partners. From a regional context it is essential to get agreement – the cross over with regional consents is challenging.
	<b>Action</b>	Iwi consultation matter to remain on the agenda.
<b>UFTI update – post Monday workshop</b>		UFTI workshop last week, was a well-attended workshop. Scott, Mark and Tristan were present Feedback: - Four groups. Four team members providing an over view of the plans – items for discussion rotated around. It was a challenge for people to have their 50-year horizon hat on. Scott noted yes, one or two ideas but a long way to go.  Sign up for the UFTI email updates via UFTI website <a href="https://ufti.org.nz/">https://ufti.org.nz/</a> This is an important process to be aware of – a lot happening in this space.
<b>Government Consultation on:</b> - <b>RMA reform</b> - <b>NPS Indigenous biodiversity</b> - <b>Urban Development Bill</b>		Central government has been continuing with a lot of consultation. Janine Speedy noted that TCC have submitted on all three. NPS on indigenous biodiversity is still open – significant implications to us as a city, to how we grow in the future. Strong wording terms of 'avoid'. For example, areas of native planted (even the lakes) makes it difficult for council to develop pathways etc etc. See link below:  UFTD report covers the submissions to the following:  - RMA: Comprehensive Review Issues and Options Paper

		<ul style="list-style-type: none"> <li>- National Policy: Indigenous Biodiversity</li> <li>- Urban Development Bill</li> </ul> <p><a href="https://infocouncil.tauranga.govt.nz/Open/2020/02/UR_20200213_AGN_2165_AT_WEB.htm">https://infocouncil.tauranga.govt.nz/Open/2020/02/UR_20200213_AGN_2165_AT_WEB.htm</a></p>
	<b>Action</b>	Janine or Campbell to attend next meeting to speak on natural hazard work.
<b>City Plan update</b>		<p>Janine Speedy, Team Leader: City Planning from TCC provided an update. TCC are progressing the following plan changes:</p> <ul style="list-style-type: none"> <li>- Plan change 26 – Residential Intensification</li> <li>- Plan change 27 – Flooding from intense Rainfall</li> <li>- Plan Change 30 – Earthworks</li> <li>-</li> </ul> <p>The evidence basis and testing to progress the plan changes to public notification is still underway. For the Residential Intensification plan change, this includes architectural and financial feasibility testing, understanding infrastructure capacity and working through the requirements of the natural hazard requirements of the Bay of Plenty Regional Policy Statement (RPS). The outcomes of this work are likely to influence activity status and location of intensification. Draft provisions have been prepared based on the built form and architectural testing. We will be setting up a workshop in March to discuss the draft provisions as well as progress on the Te Papa Spatial Plan. This will also include an overview on Plan Change 27. We will be seeking your feedback on these draft provisions. Please keep a look out for this meeting invite. We will be contacting you separately to seek feedback on Plan Change 30.</p> <p>If you have queries, or wish to discuss the proposed plan changes, please do not hesitate to contact Janine Speedy, <a href="mailto:Janine.speedy@tauranga.govt.nz">Janine.speedy@tauranga.govt.nz</a></p> <p>Questions and discussion followed:</p> <ul style="list-style-type: none"> <li>- Streamlined planning process – will this be used? Concerns around the delay around the Ministers response. First draft has been sent with second draft aiming for April, aiming for lodgement in May. Concerns around not getting direction before elections. Don't want this to hold up getting to notification.</li> </ul>

		<ul style="list-style-type: none"> <li>- Query raised around Regional Council not particularly sticking to the modelling it seems – the uncertainty causing challenges. Janine noted TCC are being very clear on the parameters used. Public model or mapping system shows everyone where they stand. looking to this sitting outside to allow for changes to be made.</li> <li>- Janine noted the natural hazards work programme can be provided to ensure openness and transparency around time frames and what is coming up.</li> </ul> <p>Jeff thanked Janine and the forum look forward to the March W/S. Really good to gauge base line provisions and provide feedback on that.</p> <p>NPS on UD looking to be gazetted by July – another one to keep an eye out for. Outcome of rough sleeping bylaw? Janine to look @ outcome of that. Noted homeless strategy.</p>
	<b>Action</b>	Te Papa project and Plan Changes - HAF & PDF workshop confirmed for Friday 27 March @ 8:00am (TCC Cameron Road offices)
<b>General Business</b>		<ul style="list-style-type: none"> <li>- There seems to be an increase in consents being approved in the Natural Hazards area. Look to get someone from TCC to update on this for the next meeting.</li> <li>- NZ Property Council have put in similar submissions in terms of the urban development bill. 14 Feb and highlighted their concerns. Draft submission out on the IFF bill also.</li> </ul>
	<b>Action</b>	Megan/Jeff to arrange TCC rep to attend the next meeting to discuss consents being issued within the natural hazard zones.
<b>Key message for SLG</b>		Nothing to note

Meeting Closed: 10.24 am

Next Forum meeting: 8:30am – 10:30am on Thursday 23 April 2020, The Collective, Mawhero Room (both sides)

## PROPERTY DEVELOPERS FORUM OUTSTANDING ACTIONS LIST

Action No:	Meeting	Description
1	February 2020	Natalie/Lee to attend next meeting to present digital toolbox. Pavement design team member to attend April meeting
2	February 2020	Iwi consultation matter to remain on the agenda.
3	February 2020	Janine or Campbell to attend next meeting to speak on natural hazard work.
4.	February 2020	Megan/Jeff to arrange TCC rep to attend the next meeting to discuss consents being issued within the natural hazard zones.

### **IDC January 2020 update**

#### 1.0 Key tasks completed: December 2019-January 2020

- Delivered project core team meeting on Thurs 5 Dec 2019.
- Toolbox and Design Standard drawing updates as a result of project team meeting 'snag' clarifications.
- Review of utilities configurations and inclusion of details into Design Standard drawings.
- Review of DS-1 and DS-4 wording and submission of annotated sections to Natalie, in terms of what is still relevant, what has been superseded and what needs updating.
- Project core team pre-xmas wrap up actions meeting, and Greg-Natalie handover.
- Update of Design Standards drawings from all final stakeholder comments/discussions.

The team have also held regular internal meetings and discussions to progress this component of the project, to bring together the engineering and urban design skills.

## 2.0 Tasks anticipated going forward

The following tasks will be carried out during February 2020:

- Lee Dove to attend PDF meeting on 20<sup>th</sup> February 2020 to support Natalie with the presentation of the Toolbox and Design Standards as they currently sit, prior to online tool development.
- Finalise the Design Standards drawings and submit to TCC.
- Update City Plan Recommendations note and submit to TCC.
- Confirm HG Digital tech site package details and delivery timeframes (separate contract).
- HG/MM project team to determine Streetscape Design Guide updates required (to be delivered post draft online tool).

The following tasks will be carried out by the end of the financial year:

- Update Streetscape Design Guide (post draft online tool).
- Delivery of HG Digital tech site tool.
- Final PSG presentation.