

SmartGrowth Property Developers Forum
Baycourt - 38 Durham Street – Terrace Room
Thursday 15 October 2020 8:30-10:30am

Forum Members Present	Jeff Fletcher (Chair), Grant Downing (Element IMF), Scott Adams (Carrus), Nathan York (Bluehaven), Jeff Hextall (ECO Ltd), Michael Kemeys (Veros), Tristan Shannon (Barrett Homes), Lee Dove (Harrison Grierson) Mike Stott (Lysaght Consultants), Cole Davister , Belinda Messenger (Maven), Craig Batchelar (Boffa Miskell), Todd Jones (Greenstone Group)	
SmartGrowth	Vicki Jones (SmartGrowth Coordinator)	
Other		
Partner staff	Janine Speedy (TCC), Camille Ladyman (TCC Environmental Planning) Cole Burmester (TCC Environmental Planning), Jodie Robertson (Community Development Advisor: Kāinga Tupu Project Manager)	
Apologies (forum members)	Scott Hamilton (Quayside Holdings), Steve Cutfield (Classic Developments), Andrew Collins (Harrison Grierson), Diana Sisson (Carrus) Daryl Edgecombe (SLTGA)	
Previous minutes and matters arising		Previous minutes and actions from 20 February 2020 (Paper A) The previous minutes were accepted by the forum.
Agenda #3 (Paper B)		<p>Jodie Robertson (TCC) gave an overview of the Kāinga Tupu - WBOP Homelessness Strategy</p> <ul style="list-style-type: none"> • Vital update Tauranga 2020 research 3% of the Tauranga City population experience homelessness (approx. 4,000 residents pre-COVID). 500 of these people are young people experiencing various levels of homelessness. • 20% solo parents over half are seeking employment • 62% reported no savings, over one-third feel some form of isolation or loneliness • Root causes include (but not limited to) housing shortage, mental health, addictions, relationship/family breakdown, debt, family violence, trauma • Before Covid pandemic 162 were already in emergency accommodation • During level 3&4 a total of 175 people placed in emergency accommodation, 136 people supported in transition housing through various service providers in Tauranga City Council • April 2020 557 people are on the social housing register awaiting placement in long-term secure accommodation

		<p>Within the operational structure of the Kainga Tapu: Growing Homes Strategy, there are four action groups focusing on the strategic priority areas of: Prevention, Support, Supply and System Enablers.</p> <p>Questions: Housing supply/working group what sort of initiative do you see being supported by the central government? Partnership approach? Kāinga Ora becoming very active in this space. Are community housing trusts being the lead partners? What is being reviewed by the working group? Social, emergency, key partner's Kāinga Ora announced Tauranga is the next space-based model and will be looking at opportunities to develop. Kāinga Ora is going through a restructure and we will end up with a bay of plenty office in Tauranga. They are looking for any opportunities now. There are seven housing providers in Tauranga, the most commonly known is Accessible Properties. They have a requirement to build more over next 3-4 years most of it going in Te Papa peninsula.</p> <p>There are smaller land trusts including Tauranga Community Housing Trust, Salvation Army, missing pieces of the puzzle is the Maori land trusts. They have the availability of the land, but the trustees need the capability to build land developments.</p> <p>Jeff noted everything is focused on the national plan, what buy-in is there from central government regarding it being funded on a national scale. Jodie noted she is speaking with MHUD 16 October regarding investment in Tauranga.</p> <p>A campaign in February will be launched targeted landlords looking for housing tenants. Asking landlords to consider leasing houses to community housing providers for social return. The housing provider will provide the housing management and the tenant will get the support required. Jodie will let PDF know when the campaign is launched.</p>
Agenda #4		<p>Tauranga City Plan upcoming Plan Changes including Plan Change 26 to the Tauranga City Plan Janine Speedy presented: Overview of Plan Changes – attached to minutes.</p> <p>Janine confirmed the adoption of the three plan changes took place at the Urban form and transport committee meeting.</p>

		<p>There will be a two-hour information session on 2 November 2020 which HAF & PDF are invited to (meeting invite circulated to all). This will cover in full detail the plan changes and allow for questions and answers.</p> <ul style="list-style-type: none"> • Submission period 16 November to 18 December 2020. • 10 community open days will take place across the city. • GIS viewer available online from 16 November – will be able to view if exempt from plan changes due to liquefaction. • Fact sheets available • One on one sessions available with staff • Full information about plan changes available: On council website; and Hardcopy at TCC customer service desk and libraries. <p><u>Proposed Plan Change 26</u> will amend and introduce definitions, objectives, policies and rules to the City Plan. Looking at residential activities, variety and opportunity in the zone, enables duplex and comprehensively designed development.</p> <ul style="list-style-type: none"> • Additional height in the commercial zone. – looking at the onsite amenity • We want to change the outdoor living areas to be smaller but usable • Provisions have been tested to ensure they will work. <p>Large parts of the Mount and Papamoa have been removed from PC26 due to Natural Hazards Liquefaction risks, these will be dealt with through the Tauranga City Plan Review.</p> <p><u>Questions:</u> the linkage between plan 26 and funding released in the corridor – Is plan change 26 needed to unlock the funding budget. Yes, the Te Papa Spatial Plan and plan changes needed adoption before funding could be released.</p> <p>Car parking buildings for minimal carparks no plan change required, this will come into effect straight away. no building consent required from 16 November.</p> <p><u>Proposed Plan Change 27 – Flooding from intense rainfall (Non-statutory document)</u></p> <ul style="list-style-type: none"> • Tauranga has experienced several major flood events, specifically in 2005 and 2013 • Gives effect to RPS work with Regional Council and ensures meets risk requirements • Objective: Reduce the risk of life and property in Tauranga
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	Action	Philipp Martelli and Janine Speedy would like to come back to the next PDF meeting to discuss details of the reviews. – Vicki add an agenda item
General Business		<p><u>TCC Environmental Planning Update:</u> Camille Ladyman & Cole Burmester (TCC Environmental Planning) presented and advised:</p> <ol style="list-style-type: none"> a) A TCC Environment Planning newsletter will come out in the next couple of weeks. b) The Newsletter will include: <ul style="list-style-type: none"> • Details of the new structure & welcome to our team; • Information on natural hazards requirements; and • Updates on the RC RC Application and s224c processes.

		<p>See https://www.tauranga.govt.nz/council/council-news-and-updates/newsletters/planning-p%C4%81nui/artmid/12682/articleid/6124</p> <p><u>Agenda Items for 2021</u></p> <ol style="list-style-type: none"> 1. Any proposed Agenda items to be forwarded to Jeff for 2021. 2. City plan review/timeframes - Janine Speedy will present 2021 3. Policy Audit once new Government in place. 4. Janine Speedy and Phillip Martelli to present to the first 2021 PDF meeting on the RPS, City & District Plan Reviews.
Key message for SmartGrowth Leadership Group		None

Meeting Closed: 10:00am

Next Forum meeting: 25 March 2021, 8.30am-10.30am Baycourt

PROPERTY DEVELOPERS FORUM OUTSTANDING ACTIONS LIST

Action No:	Meeting	Description
1	October	General Business – Add 2021 Agenda Items to next PDF agenda