

## SmartGrowth Property Developers Forum

Ignition Co-working Meeting Room, 29 Grey Street, Tauranga

Thursday 5 October, 8:30-10:30am

<b>Forum Members Present</b>	Jeff Fletcher (Chair), Grant Downing (Element IMF), Andrew Collins (Harrison Grierson), Grant Cowles (S&L Consultants), Dave McFarlane (Mantra Properties), Craig Batchelar (Boffa Miskell), Michael Kemeys (Veros), Danielle Hancock (Thomas Consultants), Gary Schofield (Thomas Consultants)	
<b>SmartGrowth</b>	Megan Rumble (Minutes)	
<b>Other</b>	Puhirake Ihaka (Combined Tangata Whenua Forum/ SmartGrowth Leadership Group), Maru Tapsell (Combined Tangata Whenua Forum/ SmartGrowth Leadership Group)	
<b>Partner staff</b>	Phillip Martelli (WBOPDC), Michael Tucker (TCC), Che Hedges (TCC)	
<b>Apologies (forum members)</b>	Scott Adams (Carrus Corp), Victoria Kingi, David Needham (Harrison Grierson), Brian Stevenson (Bluehaven Holdings), Nathan York (CEO Bluehaven Management), Carl Salmons, Belinda Taurau-Hill (Independent Senior Resource Environmental Planner)	
<b>Previous minutes and matters arising</b>		The previous 3 August 2017 minutes were accepted by the forum.
Tauranga Urban Centres Project and Tauranga Urban Strategy – Update	<b>Update</b>	<p>Michael Tucker gave an overview of the Tauranga Urban Strategy. The goal of the strategy is to achieve greater growth in the existing urban area. Initially this was the Compact City project but has morphed into the broader Tauranga Urban Strategy project. A separate piece of work is the Centres Assessment with Australian consultants SGS. A workshop was recently held with the Developers Forum and other attendees. This went really well with some very useful feedback that SGS will incorporate into their report. An early draft of the Centres Assessment is being reported to the City Transformation Committee in November. In December, it is hoped the same Committee will sign off the Tauranga Urban Strategy for wider stakeholder and public consultation. Michael will then report back to the forum and other stakeholders in December about the way forward, proposed consultation, and potential planning provisions that will help to deliver intensification outcomes.</p> <p>Questions and discussion followed including the key elements of the strategy. Michael noted there is a range of things to consider alongside a plan change. For example investing in infrastructure to the areas of growth and working with Regional Council on Public Transport.</p>

		The link between a transport network and how that supports a clear urban form was discussed.
	<b>Action</b>	Megan to circulate Michael's PowerPoint presentation he delivered at the recent Urban Strategy Committee meeting <b>Post note:</b> actioned 5 October 2017
Universal Design Presentation	<b>Presentation</b>	<p>Mandy Gudgeon, CCS Disability Action and Geoff Penrose, General Manager, Lifemark.</p> <p>Geoff spoke to his Universal Design presentation:  <a href="https://www.dropbox.com/s/i1i87q9nbjow6rv/Universal%20Design%20Presentation.pptx?dl=0">https://www.dropbox.com/s/i1i87q9nbjow6rv/Universal%20Design%20Presentation.pptx?dl=0</a>  and noted that Lifemark have worked in the Universal Design space for over 10 years. Geoff made note to the following helpful tools and information.</p> <p>Auckland Council Universal Design tool -  <a href="http://ourauckland.aucklandcouncil.govt.nz/articles/news/2017/07/universal-design-tool/">http://ourauckland.aucklandcouncil.govt.nz/articles/news/2017/07/universal-design-tool/</a></p> <p>Lifemark standards rating system -  <a href="https://www.nzgbc.org.nz/HomestarResources/Attachment?Action=Download&amp;Attachment_id=112">https://www.nzgbc.org.nz/HomestarResources/Attachment?Action=Download&amp;Attachment_id=112</a></p> <p>Discussion followed including:  Working with the customer directly. The Lifemark approved mainstream products available on the market. The cost involved with Lifemark rated homes (on average only \$1600 extra) and working closely with architects/designers earlier in the process. It was noted that not all architects/designers are aware of the requirements for our changing population.</p> <p>There were queries around design of subdivisions being Lifemark approved and if there are guidelines available for developers. Lifemark have said they want to be involved and engaged in the early planning stages.</p> <p>Geoff Penrose  Lifemark General Manager  Mob: 027 205 2206 DDI: 09 972 3266  Email: <a href="mailto:geoff@lifemark.co.nz">geoff@lifemark.co.nz</a></p> <p>Mandy Gudgeon  Access Coordinator – CCS Disability Action</p>

		<p>Mob: 021 773 172 DDI: 07 578 0063 ext. 7516</p> <p>Email: <a href="mailto:Mandy.Gudgeon@ccsDisabilityAction.org.nz">Mandy.Gudgeon@ccsDisabilityAction.org.nz</a></p>
	<b>Action</b>	
Western Bay of Plenty District Council – Update	<b>Update</b>	<p>Katikati – Council are looking at a new urban growth area in the Busby Road area. For a modest cost (around \$2m) half of the Busby Road area could be developed. Growth beyond that there is a substantial cost to upgrade the plant. Council is therefore considering what the options might be including “closing the door” after the \$2m growth spend has been utilised.</p> <p>Omokoroa – the stage 3 structure plan from the state highway to the railway line is ready to begin. There will be a community engagement day in late November. Council will be inviting PDF members along with other SmartGrowth Forums to participate.</p> <p>Te Puke – The MacLoughlin drive plan change appeals have been dealt with and a consent order signed off. There are no major changes.</p> <p>Council are preparing their work programme in December for the 2018 calendar year. They are looking at their priorities and looking to revisit medium density residential rules. Seasonal worker accommodation is also a big issue. They will also be looking to transfer development / subdivision funding from a Financial Contributions regime under the Resource Management Act (RMA) to a Development Contributions regime under the Local Government Act (LGA).</p> <p>There are a lot of concerns around fences. The message is the community do not want fences in their front yard. It was noted that this is a challenge on all developments and would be a good discussion to revisit. Along with medium density rules.</p>
	<b>Action</b>	Fences and medium density rules - future agenda topic
SmartGrowth Partner Forums - Report of the independent 'Health Check'	<b>Discussion</b>	<p>Bernie noted the report and asked the forum to read the executive summary and provide any feedback to Jeff F. The SmartGrowth Leadership Group (SLG) will be meeting to discuss the report in November. Strategic Partners Forum is meeting in October to discuss the joined up forum view.</p>

	Action	
Transport Overview Fact Sheet	<b>Discussion</b>	Any comments on this fact sheet can be fed back to Jeff. The SLG are having a major Strategic Transport Workshop with an independent facilitator on October 18.
	Action	
The Infrastructure Development Code Review Project – Update	<b>Update</b>	<p>Ché Hedges provided an update on the Infrastructure Development Code Review Project including the five workstreams. Che also spoke to the forum about broadband and activities on subdivision sites. Please view Che's full update here:  <a href="https://www.dropbox.com/s/uryl8ljas21hxmd/Che%20Hedges%20IDC%20update.pdf?dl=0">https://www.dropbox.com/s/uryl8ljas21hxmd/Che%20Hedges%20IDC%20update.pdf?dl=0</a></p> <p>Ché also spoke to the forum about the National Forum Group TCC are part of and partnerships.</p> <p>IPWEA (Institute of Public Works Engineering Australasia): TCC hosted the IPWEA NZ Northern Branch meeting (Wed 27<sup>th</sup> Sept). This was well received &amp; attended by a range of industry professionals from across the upper North Island. Ché has been asked to host the IPWEA NZ Land Development Engineering Group Forum in Tauranga March 15-16 2018 – please see flyer attached. Ché is looking for a couple of interesting, but different local subdivision projects to use as case studies to base the seminar around. Please see flyer attached. More information available at the link above also.</p>
	Action	
Action 11A4 – Combined Consultation Policy – Update	<b>Update</b>	<p>Jeff F to speak to the forum about who would like to present at the IPWEA NZ Land Development Engineering Group Forum</p> <p>As previously discussed Jeff F attended the Combined Tangata Whenua Forum (CTWF) meeting in July. The two forums are very much aligned in their views of having a consistent policy. A joint presentation to the SLG was suggested but hasn't been agreed on yet. Bernie suggested Jeff have a conversation with Bill and Shad to check that speaking to SLG will assist with this.</p> <p>The combined consultation policy has been discussed for a number of years now and there are great frustrations around this from Tangata Whenua's point of view. The challenge is getting one joined up policy across the three councils. Regional Council do still apply their catchment based approach but it is noted that for 90% of resourcing they don't need to apply that approach. It was confirmed by Puhirake that CTWF would appreciate this forums input in getting this sorted.</p>

	<b>Action</b>	Jeff F to speak with Bill Wasley and Shad Rolleston around CTWF and PDF speaking to SLG around the combined consultation policy.
<b>General Business</b>		<p>Bernie advised Regional Council have appointed a replacement for James Low. Adam Fort will be our new SmartGrowth contact. His background includes working at Christchurch Council.</p> <p>It was noted that Dave Macfarlane represents the forum on the Housing Needs Assessment group.</p> <p>Craig Bachelar attended the Te Tumu structure planning workshop with forum chairs or appointed representatives, Sarah Davey (BOP District Health Board), council staff and consultants on 16 August 2017. His notes from this workshop are attached below.</p>
	<b>Action</b>	
<b>Key message for SmartGrowth Leadership Group</b>		Nothing to note.

Meeting Closed: 10.40am

Next Forum meeting: 8:30am – 10:30am on Thursday 7 December 2017, Priority One Boardroom.

## PROPERTY DEVELOPERS FORUM OUTSTANDING ACTIONS LIST

Action No:	Meeting	Description
1	August	All Members are encouraged to provide feedback or discuss any Infrastructure Development Code matters with Che.
2	October	Megan to circulate Michael's PowerPoint presentation he delivered at the recent Urban Strategy Committee meeting <b>Post note:</b> actioned 5 October 2017
3	October	Fences and medium density rules - future agenda topic
4	October	Jeff F to speak to the forum about who would like to present at the IPWEA NZ Land Development Engineering Group Forum
5	October	Jeff F to speak with Bill Wasley and Shad Rolleston around CTWF and PDF speaking to SLG around the combined consultation policy.

# Report to the SmartGrowth Property Developers Forum

## WORKSHOP / TE TUMU MEETING WITH FOUR OF THE CHAIRS

16 August 2017

I attended the meeting of Partner Forum of the chairs to discuss the structure plan development and proposed plan changes for the Te Tumu Urban Growth Area.

I attended in the place of Jeff Fletcher as he had a direct interest through assisting several landowners within the Urban Growth Area.

The meeting was attended by Council staff (Andy, Janine, Christine), Council's consultants (Matt & Peter from RPS and Campbell from Boffa Miskell) and various forum chairs including Shad Rolleston, Anne Pankhurst, Jo Wills, Jo Gravatt, Carole Gordon and Sarah Davey from the District Health Board.

Campbell led the outline of work undertaken to date including an explanation of planned ownership.

Te Tumu Kaituna 14 Trustees were seeking to retain ownership including public space, but they intended to sell around 50ha of land as general title to generate equity for development of the balance of the site.

The Carrus Hickson JV planned to implement a suburban residential model bringing land to market at a density of 15 to 18 lots per ha.

Ford Land Holdings were planning a much higher density at 35 lots per ha following an urbanist model. Ford were also looking to retain ownership of the land with a leasehold tenure. Their strategy was around a "intergenerational development" where the housing stock would be replaced in the long term as needs evolved.

It was noted that the 24 lot per ha overall yield being planned for was similar to the density located between Banks Street and Adams Avenue, Mount Maunganui.

Structure planning of the area included detailed evaluation of constrained land. Constrained land accounts for approximately 50% of the total land (760 ha).

It was confirmed that some of the marginal constrained areas (areas affected by flood, tsunami, erosion and archaeology) were being re-evaluated to determine whether it was possible to free up further land with appropriate litigation or treatment. The amount involved equated to approximately 30ha.

It was confirmed that climate change had been incorporated into all design assumptions with a planning horizon to 2127 (110 years).

It was confirmed that the sea level rise used in the design was that taken from the Regional Policy Statement guidance.

Plans were tabled showing the theoretical cut and fill balance over the three main ownership parcels. Each of these areas had a discrete stormwater management area (pond).

There was discussion about the potential to use onsite tanks to reduce the requirement for large scale public stormwater systems. Council confirmed that these systems, whilst having some benefits, did not obviate the need to provide for stormwater infrastructure in storm events. The stormwater strategy would see stormwater retain most events within ponds, wetlands and swales with the systems overtop only in the most extreme events. There would be no dry ponds as these provided poor amenity.

The current neighbourhood reserve level of service was not appropriate for high density development and that an alternative level of service was being considered.

Provision for community gardens was queried. Council confirmed that the master planning structure planning had not reached that level of detail.

It was noted that Te Tumu would have a distinctly different level of service given it would have a different urban form.

The group questioned how the development of new policy was being managed. Council confirmed that there was a “relationship agreement” with a 50/50 partnership between landowners and Council. This defined timeframes and arrangements for collaboration and agreement. RPS had a role in identifying resolving differences. Common procurement of expertise in structure planning between landowners would minimise conflicts and differences. Tauranga City Council were the project managers.

Council noted that the landowners would be the deliverers of the strategy for Te Tumu. It was also reiterated that the proposed ownership model added some complexity to the delivery and that innovative methods needed to be agreed to enable this.

It was confirmed that the coastal edge at Te Tumu would remain in private ownership as it was entirely in the ownership of Maori landowners and Ford Lands who wished to retain ownership. There was some concern raised about the ability to secure public access to the beach across private land. Council confirmed that there would need to be a rate for the use of private land for public purposes. This was the case for other areas within Te Tumu, including the large active reserve.

Council's intention is to plan for the delivery and funding of services to the boundary of Te Tumu, with developers being responsible for the planning and funding of all internal infrastructure. This is a different approach to that taken by Council in other urban growth areas and will reduce the extent to which the Council is exposed to financial risk through the development contributions policy.

Forum participants questioned the extent to which alternative modes of transport, other than private motorcars, would be catered for. Council confirmed that alternative forms of transport including cycling and walking would be well catered for but that this was a matter of more detailed design yet to be undertaken. There was some concern expressed about the provision of cycling and walkways purely as a recreational facility as opposed to being a form of transport.

It was confirmed that the main collectors will have cycle lanes and that an integrated approach to provision of cycling and walkways for both recreation and access would be catered for.

The framework plan for Te Tumu/Wairakei integration was tabled. Forum participants were concerned about the apparent lack of provision for open space and amenity. Council confirmed that the framework plan was highly conceptual and that there was another level of detail to come.

Participants were of the view that modern employment areas needed to have high levels of amenity for workers to be attractive for investment.

A discussion occurred around the broader provision of social services and a provision for “wellness” within the structure planning. The District Health Board was seen as having a role in leading this work, ensuring that there was an appropriate level of service for health delivery in the new urban area.

A discussion occurred about the provision of affordable housing. Suggestion was made that the city plan could cap the size of dwellings to control costs. Council confirmed that this type of provision had citywide implications and fell outside the brief for the development of the Te Tumu structure plan and plan change. It was suggested that this issue should be elevated to the City Policy Committee. I commented that this was a subregional if not national issue and that the factors affecting housing affordability were far reaching and related more to central government policy than actions taken at local level.

My assessment of the work being undertaken for Te Tumu structure plan and plan change aligns with the Property Developer Forum position paper as submitted to SmartGrowth in that:

- The work is strongly evidence based and likely to result in robust policy with high levels of certainty for future development;
- The level of engagement in the planning process is such that third party involvement in site by site development should be able to be minimised;
- There is a high degree of recognition that landowners and developers will be delivering the outcome and that achievability is essential to success.

The current intention is to notify a plan change for Te Tumu in July 2018.



# LDEG FORUM

The Land Development Journey  
From Concept to Communities

**15-16 March, 2018**

HOTEL ARMITAGE, TAURANGA

## 2018 SPONSOR PROSPECTUS

### ABOUT THE 2018 FORUM

The 2018 LDEG Forum theme is *The Land Development Journey - from concept to communities*. This theme will explore the perspective of all key stakeholders in the subdivision process, including the perspective of regional and district council staff, contractors, consultants, planners, developers and legal. With an estimated 50- 70 attendees, delegates include:

- Local Authority Development Engineers
- Contractors and Consultants involved in all parts of land development from concept to completion
- Industry Suppliers

The LDEG forum brings together Development Engineers from around New Zealand to network and share their experiences with their peers. This is a valuable opportunity to build relationships and keep up with the latest industry thinking and issues.

### SPONSORSHIP OPPORTUNITIES

#### PLATINUM SPONSOR \$2,500 + GST (one only)

- Name association with the forum as Platinum Sponsor
- Two minute speaking opportunity - brief company promo
- Three complimentary registrations
- Name association with lunch
- Delegate pack insert (sponsor to supply)
- Opportunity to supply own free standing display in Plenary venue
- Logo on printed material
- Acknowledgement on the LDEG www - Forum page

#### GOLD SPONSOR at \$2,000 + GST (Max of two)

- Two complimentary registrations
- Name association with morning tea OR afternoon tea
- Delegate pack insert (sponsor to supply)
- Opportunity to supply own free standing display in catering area (morning or afternoon tea)
- Logo on printed material
- Acknowledgement on the LDEG www - Forum page

#### SILVER SPONSOR @ \$1,500 + GST (Max of three)

- One complimentary registration
- Joint sponsorship of name badges - with company logo
- Delegate pack insert (sponsor to supply)
- Logo on printed material
- Acknowledgement on the LDEG www - Forum page

#### BRONZE SPONSOR @ \$1,000 + GST

- One complimentary registration
- Delegate pack insert (sponsor to supply)
- Logo on printed material
- Acknowledgement on the LDEG www - Forum page



### ABOUT LDEG

Land Development Engineering Group (LDEG), is a Special Interest Group of IPWEA NZ and is the only specialist land development engineering group in New Zealand, bringing professionals together and giving them a collective voice. LDEG provides leadership and strategic advice to the New Zealand Land Development industry on best practice Land Development Engineering.