

SmartGrowth Property Developers Forum

Meeting Minutes

Thursday 29 July 2021 - 8:30-10:30am

Forum Members Present	Jeff Fletcher (Chair), Grant Downing (Element IMF), Jeff Hextall (ECO Ltd), Andrew Collins (Harrison Grierson), Mark Hatchman (Quayside Holdings), Peter Moodie (Lysaght Consultants)
SmartGrowth	Ken Tremaine (Strategic Advisor); Jolene Black (Support)
Other	Kerri Young (Kainga Ora),
Partner Staff	Janine Speedy (TCC)
Apologies	Darren Toy (Kainga Ora), Phillip Martelli (WBOPDC), Andrew Mead (TCC) Christine Jones (TCC), Scott Adams (Carrus)
Previous minutes and actions	<p>The previous minutes of 27 May 2021 were amended to add Scott Adams as present and accepted by the forum.</p> <p>Outstanding Action list:</p> <ul style="list-style-type: none"> • Property Development Forum to provide feedback to Natalie Rooseboom re Street Design Tool Kit and consent to wording for the report. <ul style="list-style-type: none"> ○ Complete: Report is now live on the website. Any questions please ask Jeff Fletcher. • Property Development Forum Members to further comment on the Housing Action Plan. <ul style="list-style-type: none"> ○ Complete: No feedback received. Housing Action Plan was taken to the SmartGrowth Leadership Group meeting and endorsed. • Set up a further meeting with Dean Kimpton to discuss the RMA Reform. <ul style="list-style-type: none"> ○ PDF in support for the reform. Dean to be invited to talk to this at the September meeting.
Tauranga City Council Plan Changes Update – Janine Speedy	<p>Janine presented brief on the Tauranga City Council Plan changes.</p> <ul style="list-style-type: none"> • There will be a hearing on this in November 2021. Decisions are expected in early 2022. • Submissions and further submissions deadlines are now closed. • There are to be three to five Commissioners appointed. All independent hearings commissioners have been contacted for expressions of interest. • Plan Change pre-hearing meetings are being held in August. • There are two consultants working full time on the review of flood maps. • City Plan Review engagement on key issues and options occurring in October. • Council are awaiting direction on RM Reforms and how this may influence the City Plan Review.
Action	Janine to provide an update on schedule for remodelling of flood maps.



<p>Tauranga City Council LTP Update – Andrew Mead</p>	<p>Nil</p>
<p>Action</p>	
<p>Resource Management Act Reforms</p>	<p>Ken and Janine outlined a brief on the Resource Management Act Reforms.</p> <ul style="list-style-type: none"> • Proposed RM Reforms draft is clear what it covers and does not cover Ministry for the Environment are only seeking feedback on what the discussion document covers. • Having clarity surrounding the Natural Built Environment Act is essential and how this relates to other pieces of legislation. • There is concern about timeframes and the speed in which things are moving. We need to ensure what we set out to achieve can be done and is not rushed. • Need to seek direction on environment limits and what that means. • How are we going to transition from where we are to where we need to be? Transitional provisions to be established. • Until the new bills are passed, we are not sure where we are so it is difficult to manage at this stage. • A Road Map is required to show how the proposed Natural Built Environment Act, Strategic Planning Act, the National Environment Standards and National Policy Statements sit together is required. • Resource Management Act needs to be a lot clearer so we know what we are working with. The implementation of this will be the hard part. • Amendments to the wetland provisions of the National Policy Statement for Fresh Water are expected to be hopefully passed by the end of the year.
<p>Action</p>	
<p>Western Bay of Plenty District Council Update</p>	<p>Jeff Hextall provided an update of the Western Bay District Council – Plan Changes</p> <ul style="list-style-type: none"> • The Omokoroa Stage 3 Plan Change primarily deals with changing the Future Urban Zone to Residential, Industrial, Rural-Residential and Natural Open Space Zones. It also incorporates rezoning areas to reflect consented use (e.g. Kaimai Views, Town Centre Commercial Zone). Residential for new Stage 3 approximately 2,300 HHE, total Area C approx. 3,000. Target population 12-13,000. • This will include some restructuring and rationalisation of planning provisions across the Peninsula. This has resulted in the Peninsula being divided into three main overlays. • Key elements are aimed at providing for increased density especially in the new development area (Stage 3). Target minimum densities range from 15 dw/ha to 30 dw/ha with most of the area at 20 dw/ha. All new residential development beyond one dwelling/lot in Areas B & C will require comprehensive residential development consents. • Plan Change has been delayed due to the need to resolve the location of the Town Centre which was subject to a resource consent application. This was approved in May. The fixing of the town centre location had



	<p>various other knock-on effects/opportunities such as location of the Active Reserve. Subsequent further round of consultation carried out (completed late June).</p> <ul style="list-style-type: none"> • The Council has applied to the Minister for the Environment to utilise the Streamlined Planning Process. This was lodged with the Minister on 12 July 2021. The process means no further submissions and no appeals to the Environment Court. • Notification of the Plan Change is dependent on when and if Minister approval is granted. Consultation with Ministry for Environment staff indicated this should occur in the latter half of August however there are no guarantees. Latest target date for Plan Change to be completed for Council approval and subsequent notification is 20 August 2021.
Action	
Kāinga Ora Update	<p>Kerrie Young presented update on Kāinga Ora position on Housing Acceleration Fund and other housing initiatives announced.</p> <ul style="list-style-type: none"> • The Housing Acceleration Fund is open for submissions. Kāinga Ora will be administering these applications. • Need to register expressions of interest by mid-August for the Housing Acceleration Fund in relation to projects for Infrastructure Funding. • The Specified Development Project tool is pending ministerial approval. Kerrie to invite David Clelland to present update on this at next meeting. • Tauranga Area Strategy Plan is being presented to the Kāinga Ora board for approval. • Kāinga Ora are in discussions with Tauranga City Council to look at land that is available for sale in Tauranga. • Kāinga Ora have done a model of what Te Papa area would look like. • Kāinga Ora have been asked by Ministry of Housing Urban Development to work with APL to do a feasibility model. • Hopping land was put to the market earlier this month. Kāinga Ora were encouraged to put forward an expression of interest and have done so. They have not settled yet nor gone unconditional. • Kāinga Ora are grateful for the collaboration with the local authorities and partnerships. They cannot do this alone and will look to work with private developers and community housing providers. • Kāinga Ora have also purchased land at 1176 Cameron Road. There will be some element of public housing there. • Funding is coming from the Strategic Acquisitions Fund for these projects.
Action	Kerrie Young to ask David Clelland to attend next meeting to give overview of the Specified Development Project
SmartGrowth Update	<p>Ken Tremaine presented an update on SmartGrowth and a brief overview of the SmartGrowth Leadership Group Meeting</p> <ul style="list-style-type: none"> • Housing Action Plan (HAP): The purpose of the Housing Action Plan is to determine who is doing what, where the gaps are and what does the Government need to do. • A Project Team is to be set up to implement the HAP PDF members are sought to join the Project Team.



	<ul style="list-style-type: none"> Ken to circulate the Housing Action Plan as signed off by SLG to the Property Development Forum. The SmartGrowth Stocktake has been completed and has not resulted in SG Settlement Pattern changes, other than identifying implementation gaps. A Joint SG Forum Workshop on the Joint Spatial Plan is to be held on 6 August 2021.
Action	Ken to circulate Housing Action Plan to Property Development Forum
General Business and Recommendations to SmartGrowth Leadership Group	Nil
Action	

Meeting Closed: 11:35am

Next Forum meeting: Date: 30 September 2021
 Venue: Tauranga City Council L0-R1
 Time: 8:00am

PROPERTY DEVELOPERS FORUM OUTSTANDING ACTIONS LIST

	Meeting Date	Actions	Who	Status	Completion Date
1	29 July 2021	Update on schedule for remodelling of Flood Maps to be provided	Janine Speedy	In progress	
2	29 July 2021	David Clelland to give overview of the Specified Development Project at next meeting.	Kerrie Young	In progress	
3	29 July 2021	Housing Action Plan to be circulated to Property Development Forum	Ken Tremaine	In progress	