

SmartGrowth Property Developers Forum

Meeting Minutes

Thursday 30 September 2021 8:30-10:30am

Forum Members Present	Jeff Fletcher (Chair), Jeff Hextall (ECO Ltd), Michael Kemeys (Veros), Andrew Collins (Harrison Grierson), Grant Downing (Element IMF), Shae Crossan (Stratum), Craig Batchelar (Cogito Consulting)
SmartGrowth	Kelvin Norgrove (SmartGrowth Strategic Advisor); Eileen Mares (SmartGrowth Support)
Partner staff	Phillip Martelli (WBOPDC), Janine Speedy (TCC)
Apologies	No apologies received
Previous minutes and actions	<p>The previous minutes dated 29 July 2021 were amended per below and confirmed by the forum:</p> <ul style="list-style-type: none"> • Craig Batchelar – change to Cogito Consulting Limited • Jeff Hexall – add Consultant Planner <p>Previous actions:</p> <ul style="list-style-type: none"> • Update on schedule for remodelling of flood maps to be provided (Janine Speedy) - on today's agenda. • David Clelland to give an overview of the Specified Development Project - postponed to 2 December 2021. • Housing Action Plan to be circulated to Property Development Forum (Ken Tremaine) – completed.
Western Bay of Plenty District Council – Planning Update	<p>Phillip Martelli updated the Forum and the following was discussed:</p> <ul style="list-style-type: none"> • Omokoroa remains the number one priority. <ul style="list-style-type: none"> ○ Medium-density type rules (15, 20 or 30 houses per ha). ○ Western Bay of Plenty District Council needs to make sure the rules are fit for purpose for this. ○ Working closely with all developers. ○ Intersection State Highway 2 biggest problem. According to the Western Bay of Plenty District Council's view, this is a Government issue. → Development is ongoing although against community wishes as Omokoroa would be broke if Western Bay of Plenty District Council stops investment. • Streamline Plan Change Process. <ul style="list-style-type: none"> ○ Lodged in July with Government. ○ Government reply is expected in October, if the reply is received accordingly the notifications will go out in November 2021. ○ A later reply from Government will cause delays and notifications will only be sent out in February 2022. Consequently, the Plan Changes would be delayed until August 2022.



	<ul style="list-style-type: none"> ○ The government is informed of this and Phillip Martelli is in constant contact. ● District Plan Review started. <ul style="list-style-type: none"> ○ Engagement with councillors, Tangata Whenua and the community to identify opportunities. ○ Uncertainty exists about the new rules. ● Priority issues will be dealt with next year. ● Te Puke and Katikati to ramp up. ● Rural flooding mapping. <ul style="list-style-type: none"> ○ The update will start next week. ○ District Plan maps are out of date. ○ Data will be provided on the new GIS maps within the next few weeks. ○ Ties in with Bay of Plenty Regional Council modelling. ● Western Bay of Plenty District Council – Plan Change: <ul style="list-style-type: none"> ○ to update the rules around flooding and other natural hazards. ○ scheduled for next year. ○ will do consultations prior to formal plan change. ● Inundation for the inner harbour was 1.25 meters. The question was raised if that will stay the same. Phillip to check with his team.
Action	Phillip Martelli to inform about inundation limit for the inner harbour
Overview of the Kāinga Ora Specified Development Project (SDP) Process	Unfortunately, David Clelland is unavailable today. This topic was postponed to December. Alternatively, an ad hoc teams call may be organised by Jeff to avoid waiting until the next meeting as there is a lot of interest in the topic.
Tauranga City Council Updates	<p>Janine Speedy updated the Forum and the following was discussed:</p> <p>a) Update on mapping and remodelling of flood maps:</p> <ul style="list-style-type: none"> ● Due to rapid changes in Tauranga, a rolling remodelling process across the city is needed. This will be led by Claudia Hellberg’s Waters team. ● It will be done catchment by catchment for the whole city. ● Future assessment areas: <ul style="list-style-type: none"> ○ going through significant change and therefore will be assessed on a case by case basis with each resource consent application. ○ please provide as much information as possible to ensure correct data is used for assessment. ○ once an area’s landform is completed Tauranga City Council will prioritise the remodelling. ○ the team will take the most recent layer and input the final subdivision and landform plan to have the most up to date data. ○ it was noted that the developers can assist in providing the most recent data. Janine will inform Claudia’s team accordingly. ● Since LTP has been confirmed Tauranga City Council has more certainty around what the wider remodelling program looks like.



- It is intended that the whole city is progressively updated on a rolling basis. This is intended to capture any changes to stormwater infrastructure, land levels etc. across a catchment (a property doesn't have to be in a Future Reassessment Area for any property changes to be picked up in model updates - the hatching is just a 'heads up' for larger likely affected areas). Model and map updates are periodic maintenance of the flood models to reflect changes on the ground. It is a complex process and will take some time to incorporate updated information, undertake modelling, review and publication for each catchment across the city.
- Now that the LTP has been confirmed the team has been able to plan the model update programme with some more certainty about available budgets. Here is a link to the website:
<https://www.tauranga.govt.nz/council/water-services/stormwater/stormwater-flooding/flood-hazard-modelling-and-mapping-update-programme>

b) Update on Tauranga City Council Plan Changes:

- Currently doing 3 plan changes: Housing choice (Plan Change 26), Flooding from intense rainfall (Plan Change 27) and Earthworks (Plan Change 30).
- The submission process was undertaken between November 2020 to February 2021.
- Further submissions process undertaken in June/July 2021.
- Currently, Tauranga City Council is working on hearing reports.
- Will have 4 independent hearing commissioners on the hearing panel
 - Will sit on all 3 plan changes to ensure links between the plan changes and consistency of the process.
 - Have expertise in planning, infrastructure and infrastructure capacity, stormwater and urban design.
- Plan Change 30 and 27 hearings will be at the end of November/start of December.
- Plan Change 26 hearings are scheduled for February 2022.
 - Reasons for postponement is the volume of work (pre-hearing discussions, site visits and architectural testing).
- Hearings:
 - Under Covid Alert Level 2 or lower, the hearings will be in person.
 - Hearing procedures and directions will be sent out. They cover the process of pre-circulation evidence.
 - If you have indicated, you want to be heard you should have received an email.
 - If you wanted to be heard and have not replied, please let Janine know.
 - Tauranga City Council will set up an online booking system to schedule the 10-minute speaking time. If you need more time to speak, please inform Janine.



	<p>c) Update on National Planning Standards and Resource Management Reforms:</p> <ul style="list-style-type: none"> • Tauranga City Council has a 6-weekly meeting with Western Bay of Plenty District Council and Bay of Plenty Regional Council to align the various reviews as much as possible • Currently finalising the 5 discussion documents to cover key issues: infrastructure development, built environment, natural environment, cultural heritage and natural hazards. • The discussion documents and a survey will be circulated beginning of October seeking feedback on your preferred options. It was advised to read the discussion documents first as it provides all information. • Wider City Plan Review – <ul style="list-style-type: none"> ○ Tauranga City Council currently discussing the options to continue with the city plan review or focus on priority plan changes until the rule changes come into force. ○ Seek formal direction from commissioners on how to proceed. ○ Seeking feedback from key stakeholders for an informed discussion with the Commissioners. • Priority Plan Change: <ul style="list-style-type: none"> ○ If it is decided to focus on priority plan changes, Tauranga City Council will not do a full review but do priority plan changes until a combined plan is done. ○ E.g. do the noise or light signal plan changes and later go back and work this into a combined plan. ○ E.g. focus on housing as a key issue throughout the whole city plan and work this out. ○ The work programme for the next 2 to 5 years. ○ Everything non-urgent will be left for the combined plan. ○ To avoid unnecessary recourses, time and budget spent before we know about the outcomes of the rule changes. ○ Still under discussion due to legal requirements under RMA. • MfE published rewording for NPS-FM – Tauranga City Council currently working through feedback. • NPS-UD non-compliance letter to MfE was circulated to the Forum. It was noted that this letter was very well set up and showed all the issues • Councils discussing a sub-regional approach instead of a full regional approach. • Lots of uncertainty even about the interim provisions. <p>Janine Speedy to provide further updates in December.</p>
<p>Action</p>	<p>Janine Speedy to come back with further updates on 2 December 2021.</p>
<p>Nomination of PDF Representative – SmartGrowth Housing Action Plan Working Group</p>	<p>The Property Developers Forum nomination for the Representative at the SmartGrowth Housing Action Plan Working Group (HWG) was discussed as follows:</p> <ul style="list-style-type: none"> • HWG is looking for private sector input and expertise; will focusing on delivery: implantation, development, removal of barriers. • Need a developer as a representative who understands the issues and costs of housing development (as opposed to a consultant on the PDF

	<p>who is involved in just some parts of the process on behalf of developers but who are not actually developers themselves).</p> <ul style="list-style-type: none"> • Steve Cutfield from Classic Developments was suggested by the Forum. • Michael Kemeys from Veros agreed to be the alternate. • Andrew Collins is going to contact Steve about this.
Action	Andrew Collins to contact Steve Cutfield about PDF Rep for HWG Steve Cutfield has agreed to be the PDF Rep for HWG
General Business	<ul style="list-style-type: none"> • Jeff to approaching Nick Gibbons (Waka Kotahi) to give an overview of activities in the subregion during 2 December 2021 meeting.
Action	Eileen to provide Nick Gibbons contact details to Jeff. Jeff to contact Nick Gibbons

Meeting Closed: 9:45am

Next Forum meeting: **Thursday 2 December 2021 - 9:00am – 11:00am**

PROPERTY DEVELOPERS FORUM OUTSTANDING ACTIONS LIST

No	Meeting Date	Action	Who	Status
1	29/07/21	David Clelland to give an overview of the Specified Development Project at the next meeting.	David Clelland	On agenda for 2 December 2021 meeting
2	30/09/21	Phillip Martelli to inform about inundation limit for the inner harbour	Phillip Martelli	
3	30/09/21	Janine Speedy to come back with further updates on 2 December 2021	Janine Speedy	Agenda item for 2 December Meeting
4	30/09/21	Andrew Collins to contact Steve Cutfield about PDF Rep for HWG	Andrew Collins	Completed; awaiting Steve's feedback.
5	30/09/21	Nick Gibbons (Waka Kotahi) to give overview of activities in the subregion during 2 December 2021 meeting	Jeff Fletcher/ Eileen Mares	Contact details were provided to Jeff. Jeff to contact Nick.